

79 00043

L13

Coastal zone management - Ca - Huntington Beach

no slip
INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

NOV 16 1977

UNIVERSITY OF CALIFORNIA

LOCAL COASTAL PROGRAM
WORK PROGRAM
OCTOBER 17, 1977



huntington beach planning department

79 00043

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

SEP 23 2024

UNIVERSITY OF CALIFORNIA

"This document was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972.

SUMMARY
CITY OF HUNTINGTON BEACH
LOCAL COASTAL PROGRAM
WORK PROGRAM

The Draft Local Coastal Program: Work Program is a statement of the planning issues that City staff will be investigating in preparing the Local Coastal Program that was mandated by the California Coastal Act of 1976. The Work Program also includes a description of the major work tasks that will be accomplished, a schedule for completing those tasks and an estimate of the costs of preparing the Local Coastal Program. The Work Program constitutes the first phase of a three phase project that will result in a land use plan and implementing ordinances for the coastal zone of Huntington Beach. The second phase is addressed by this work program and will result in a Coastal Element for the City's General Plan. In December, 1978, a work program will be prepared for the third phase which will develop the zoning and implementation devices necessary to implement the Coastal Element. The Local Coastal Program/Coastal Element is scheduled for Planning Commission and City Council public hearings in January and February 1979, and for submission to the Coastal Commission for certification, as required by the California Coastal Act of 1976, in March, 1979.

The most significant section of the Work Program is the Issue Identification section contained in Section 2.0. The Issue Identification represents an analysis of which Coastal Act policies apply to Huntington Beach, the extent to which existing City Plans implement those policies and an identification of City plan inadequacies or conflicts with Coastal Act policies. After staff analysis, citizen, Planning Commission, and Coastal Commission staff review, the following major issues were identified.

1. Shoreline Access - Investigation of methods to insure that additional pedestrian and vehicular access is provided to the coastline and in future developments of the City and State beaches.
2. Recreation and Visitors-Serving Facilities - Investigation will be necessary to determine demand for, feasibility of, desirability of, and methods of giving priority to visitor-serving and recreation facilities in the coastal zone.
3. Housing - Coordinate overall City efforts to provide lower cost housing with Local Coastal Program to maximize preservation and provision of low cost housing opportunities in Coastal Zone.



4. Water and Marine Resources - Identify problems and monitor proposals affecting water quality and marine resources in order to maintain or restore these resources.
5. Diking, Dredging, Filling and Shoreline Structures - Review all proposals to identify such activities which may impact ocean and wetland resources. Establish appropriate regulations.
6. Commercial Fishing and Recreational Boating - Investigate and determine demand for and feasibility of expanded or additional recreational boating facilities in the coastal zone.
7. Environmentally Sensitive Habitat Areas - Develop methods buffering and protecting the Bolsa Chica and Santa Ana River Marsh areas from development that is detrimental to their environmental significance.
8. Hazard Areas - Update City's Ordinances to regulate development in identified hazard areas in a manner consistent with Coastal Act policies.
9. Locating and Planning New Development - Develop plans specifying land uses, residential densities, siting criteria, open space facilities, integration of oil production facilities, and relationships to existing and proposed beach facilities for the Seacliff Planned Community, townlot Oceanfront residential area, Downtown and the area from Lake Street to Newland Street.
10. Visual Resources and Special Communities - Develop specific plans, development regulations, and acquisition programs where appropriate to preserve coastal view resources, develop scenic corridors and improve scenic quality of Pacific Coast Highway.
11. Public Works - Identify City, State, and other public agency plans and projects proposed for coastal zone to assure improvement capacities that meet demands projected for existing uses and uses allowed by the Coastal Act.
12. Industrial and Energy Facilities - Determine and plan for the onshore impacts that can be anticipated from offshore oil production expansion as well as the impacts that can be anticipated from any Edison Generating Plant expansion.

Section 3.0 of the Work Program describes the major work tasks necessary to develop a Coastal Element that complies with Local Coastal Program requirements. The majority of the tasks involved reflect the research and analysis necessary to resolve the planning issues identified. However, a significant effort to insure substantial citizen and other government agency participation in the development of the Coastal Element is included (Sections 4.0



and 5.0). In addition to notifying interested citizens of LCP activities, a Citizens Advisory Committee will be established and a periodic news letter will be prepared and distributed for public review.

Completion of the second phase Coastal Element/Local Coastal Program Land Use Plan will require eighteen months. It will require two full-time planners working exclusively on the Local Coastal Program to complete the identified tasks according to this schedule. Local public hearings are scheduled for January and February, 1979. Coastal Commission hearings are scheduled for March, 1979.

The estimated budget for the preparation of the Coastal Element is \$89,969.81. Reimbursement for these costs will be sought from the Coastal Commission and the State Office of Planning and Research. If full reimbursement is not granted, the scope of the tasks to be performed will be revised in conformance with Coastal Commission priorities for funding. The Coastal Commission is obligated to fund those tasks it requires the City to perform.





Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C123310237>

LOCAL COASTAL PROGRAM

WORK PROGRAM

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	
1.1 Purpose	1
1.2 Issue Identification Methodology (Revised Aug. 31, 1977)	
1.3 Work Program Methodology	
2.0 ISSUE IDENTIFICATION	
2.1 Areawide Description	5
2.1.1 Sunset Beach Area	
2.1.2 Huntington Harbour to Warner Avenue Area	
2.1.3 Warner Avenue to Bluffs (Huntington Beach Mesa)	
2.1.4 Bluffs (Huntington Beach Mesa) to Golden- west Street Area	
2.1.5 Goldenwest Street to Lake Street Area	
2.1.6 Lake Street to Beach Boulevard Area	
2.1.7 Beach Boulevard to Magnolia Street Area	
2.1.8 Magnolia Street to Brookhurst Street Area	
2.1.9 Brookhurst Street to Santa Ana River	
2.2 Policy Group Evaluation	13
2.2.1 Shoreline Access	
2.2.2 Recreation and Visitor Serving Facilities	
2.2.3 Housing	
2.2.4 Water and Marine Resources	
2.2.5 Diking, Dredging and Filling, and Shore- line Structures	
2.2.6 Commercial Fishing and Recreational Boating	
2.2.7 Environmentally Sensitive Habitat Areas	
2.2.8 Agriculture	
2.2.9 Hazard Areas	
2.2.10 Forestry and Soils Resources	
2.2.11 Locating and Planning New Development	
2.2.12 Visual Resources and Special Communities	
2.2.13 Public Works	
2.2.14 Industrial and Energy Facilities	
2.3 Policy Group Checklist	47
2.4 Uses of more than Local Significance	53
2.5 Summary of Key Issues	54



3.0	DESCRIPTION OF MAJOR TASKS (PHASE II)	57
3.1	Administration	
3.2	Policy Group Studies	
3.2.1	Shoreline Access	
3.2.2	Recreation and Visitor Serving Facilities	
3.2.3	Housing	
3.2.4	Water and Marine Resources	
3.2.5	Diking, Dredging and Filling, and Shore- line Structures	
3.2.6	Commercial Fishing and Recreational Boating	
3.2.7	Environmentally Sensitive Habitat Areas	
3.2.8	Hazard Areas	
3.2.9	Locating and Planning New Development	
3.2.10	Visual Resources and Special Communities	
3.2.11	Public Works	
3.2.12	Industrial and Energy facilities	
3.3	Coastal Element Preparation (Phase II)	
3.4	Zoning Ordinance Preparation (Phase III)	
4.0	INTERGOVERNMENTAL COORDINATION	71
4.1	Government Agencies with Jurisdiction in Coastal Zone	
4.2	Roles in Local Coastal Program Formulation	
4.3	Involvement Process	
5.0	CITIZEN PARTICIPATION	75
5.1	Existing Public Input Process	
5.2	Involvement Process	
5.3	Local Public Hearings	
5.4	Coastal Commission Hearings	
6.0	COMPLETION SCHEDULE	79
7.0	ESTIMATED BUDGET	83
7.1	Estimates	
7.2	Funding Sources	
8.0	APPENDIX A: Application	91



TABLE OF FIGURES

Number		<u>Page</u>
1-1	Coastal Zone Area of Huntington Beach.....	2
2-1	Area-wide Description Study Areas.....	6
2-2	Visitor-Serving Areas.....	15
2-3	Bolsa Chica Proposals.....	21
2-4	Earthquake Hazard Area.....	24
2-5	Flood Hazard Areas.....	26
2-6	Tsunami Hazard Areas.....	27
2-7	New Development Issue Areas.....	31
2-8	Orange County Sanitation Districts.....	37
2-9	County and City Flood Control Channels.....	39
2-10	Vehicular Circulation Proposals.....	42
6-1	Phase II Completion Schedule.....	81
7-1	Phase II Staff Requirements.....	84
7-2	Phase II Funding Requirements Oct. 77-June 78.....	85
7-3	Phase II Funding Requirements July 78-March 79.....	86



1.0

INTRODUCTION

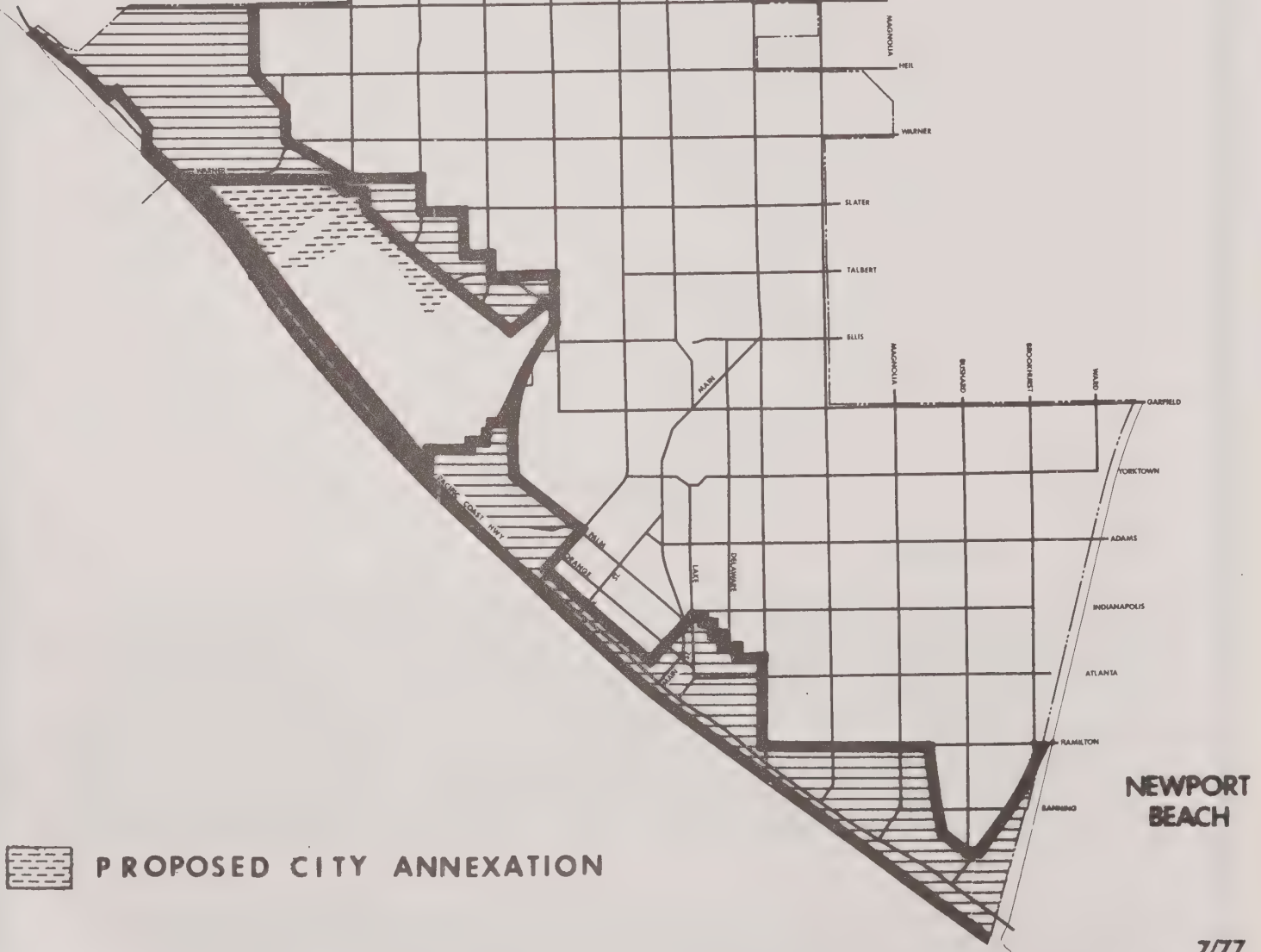
1.1 Purpose

The Local Coastal Program (LCP) is defined by the Coastal Act as being the local government's land use plans, zoning ordinances, zoning district maps, and, where required, other implementing actions applicable to the coastal zone. Each of the 15 counties and 53 cities along the coast is to prepare an LCP for that portion of its jurisdiction within the coastal zone. The LCP is intended to implement the policies and provisions of the Coastal Act of 1976 at the local level. When certified, the LCP then becomes binding not only on private local development but also on special districts and State agencies.

In Huntington Beach, the Local Coastal Plan will be reflected in a Coastal Element of the General Plan that will supersede or augment all other plans for the coastal zone area. Similarly, the zoning portion of the LCP will probably consist of existing zoning codes, with modification or additional provisions as needed to carry out the land use plan. The content and focus of the City's LCP will reflect the conditions and needs found in the City, but will also be consistent with the policies and requirements of the Coastal Act. The first step in



SEAL
BEACH



7/77

Figure 1-1



COASTAL ZONE AREA OF HUNTINGTON BEACH

huntington beach planning department

completing the LCP is identification of the issues to be addressed and the preparation of a work program that together set forth the scope of the LCP. This constitutes Phase 1 of the Local Coastal Program.

1.2 Issue Identification Methodology

By far the most important phase of the work program preparation and the LCP itself is the identification of issues. The purpose of the issue identification is threefold:

- (1) to determine which policies of the Coastal Act apply in Huntington Beach and areas within the City sphere of influence.
- (2) to determine the extent to which existing local plans are adequate to meet Coastal Act requirements; and
- (3) to delineate any potential conflicts between existing plans and development proposals and the Coastal Act policies.

The information contained in the issue identification portion of this report represents the results of City staff analysis, input from interested citizens, citizen groups, businesses within the coastal zone and Coastal Commission staff review. Much of the citizen input received was presented at the August 16, 1977 Planning Commission meeting. In addition to those citizens and groups commenting, the City requested input from environmental groups, homeowners' organizations, special districts and taxing agencies, oil companies as well as any other interested person or group. In addition to sending letters requesting input from over fifty organizations and agencies, newspaper ads were run in two local newspapers requesting input and advertising the August 16 1977 meeting.

The issue identification phase follows the Coastal Commission's suggested format and includes:

- (1) an area-wide description;
- (2) a policy group evaluation;
- (3) a summary checklist; and
- (4) a brief summary of key issues.

1.3 Work Program Methodology

In accordance with Section 00023 of the Local Coastal Program regulations the work program must include:



- (1) identification of coastal planning issues;
- (2) identification of methodology for addressing those issues;
- (3) a description of the major tasks;
- (4) methods for involving the public and affected agencies;
- (5) a schedule for completing the major work items;
- (6) and an estimated budget.

In addition, the Local Coastal Program regulations identify a common methodology for preparing the land use plan portion of the LCP. This common methodology sequence requires the following major work activities:

- (1) analysis of existing and proposed public works systems, identifying key decisions and allocating available capacities regarding sewage, water and road system capacities.
- (2) distribution of the resulting types and levels of development considering Coastal Act policy groups and specific coastal resources.
- (3) develop new plans or revise existing plans, zoning, etc., to reflect the level and pattern of development arrived at through this process.
- (4) preparation or revision of zoning ordinances as required.

The City of Huntington Beach will follow this basic approach to the preparation of its Local Coastal Program.

The City's Local Coastal Program effort will be divided into three phases:

- (1) Phase I: Issue identification and work program preparation.
- (2) Phase II: Land use plan
- (3) Phase III: Zoning and other implementation devices

The end product of the land use plan phase will be a Coastal Element to the City's General Plan. This Coastal Element will include a land use plan map, accompanying text identifying the coastal policies and identification of development criteria that should be included in existing, revised, or new zoning ordinance provisions. An Environmental Impact Report will also be prepared for the Local Coastal Program/Coastal Element. The specific implementation and regulatory measures will then be developed during a third work program phase.



2.0

ISSUE IDENTIFICATION

2.1

Area-Wide Description

The coastal zone area of Huntington Beach extends over nine miles on the Southern California coast from Seal Beach on the north to the mouth of the Santa Ana River and the City of Newport Beach on the south. In total, about five square miles of land and water areas are included in this coastal zone. An additional two and one-half square miles, the Bolsa Chica, is within the coastal zone and the City's sphere of influence, but is under the jurisdiction of the County of Orange and is not in the City's Local Coastal Program Planning Area. Annexation by the City of parts of the Bolsa Chica has been proposed and is therefore addressed in this report.

Pacific Coast Highway, California #1, traverses the entire length of the zone. It separates, with only a few exceptions, the City- and State-owned beaches on its south side from the residential and commercial developments on the north side. Pacific Coast Highway is designed to carry an average daily traffic volume of 30,000 vehicles. The average daily traffic in July, 1976, was 23,000; however, on peak beach use days considerable congestion does occur. Access to Pacific Coast Highway and the coastal zone in Huntington Beach is via several arterial streets. These arterials have been used to divide the coastal zone into sectors for the purposes of the area-wide description. The Location Map (Figure 2-1) depicts these coastal zone sectors, numbered according to their section in this description.



2.1.1 Sunset Beach Area

The City's coastal jurisdiction extends into the highway commercial and high-density residential area adjacent to Sunset Beach on the north side of Pacific Coast Highway. The beach and housing on the ocean side of the highway are part of County of Orange planning area.

2.1.2 Huntington Harbour to Warner Avenue Area

The Huntington Harbour residential marina encompasses the majority of this area of the coastal zone. The development consists of attached waterfront condominiums, single-family homes on islands, apartments and other units of mixed density, and neighborhood commercial shops. The total project will include 4,000 waterfront homes and over 9,000 vessels. Development here is nearly complete. The Harbor Channel provides an ocean outlet for the CO-2 and CO-7 channels of the Orange County Flood Control District. It also drains the Bolsa Chica from the south. Public boat-launching facilities are provided by the Sunset Aquatic Park.

2.1.3 Warner Avenue to the Bluffs (Huntington Beach Mesa)

The majority of this portion of the City's coastal zone includes Bolsa Chica State Beach and the inland residential subdivisions that surround the inland side of the Bolsa Chica wetlands. Bolsa Chica State Beach has recently been improved to expand its day use. New parking areas, landscaping, and restroom facilities have been provided.

The residential areas adjacent to the inland side of the Bolsa Chica are general planned and zoned for low density residential use. The area is almost completely developed or committed to single-family development. Because development is almost total, this area will also be excluded from the Coastal Commission's interim permit procedures. However, those lots that are immediately adjacent to the Bolsa Chica may not be excluded, even during the permit period.

The major feature of this area is the Bolsa Chica wetlands. Because the Bolsa Chica is under the jurisdiction of the County of Orange, responsibility for its Local Coastal Program also lies with the County for the present time.



In its General Plan, the City has designated the Bolsa Chica marshlands and bluffs and the northwest Bolsa Chica as first priority open space areas with greatest potential for preservation as open space. Sections 2.1.2.1, 2.1.2.2, and 2.1.2.4 of the Open Space and Conservation Element state the City's policies of "preserving and protecting outstanding geographical and topographical features," "protecting the area's water resources . . . , ocean and harbor areas, marshlands," and "preserving significant vegetation and wildlife habitat." The Bolsa Chica has been identified as a major coastal resource for its distinctive marshland vegetation and wildlife habitat, scenic and archaeological sites, and potential for restoration.

A 300 acre portion inland and adjacent to the Pacific Coast Highway is already State property in the process of development of its potentials as marshland preserve. Another large portion adjacent to it was authorized for purchase by the General Fund Budget Act of 1977. The State Lands Commission proposes that the Department of Fish and Game make the acquisition of the Bolsa Chica for wetlands restoration, wildlife habitat, and scenic open space. The amount of \$4.6 million was budgeted for the 923.79 acres (including one million dollars from non-State local sources). Much of the remaining parts of the Bolsa Chica have been proposed for annexation to the City of Huntington Beach.

The Bolsa Chica lies between the blufflines of two mesas, the Bolsa Chica Mesa on the north and the Huntington Beach Mesa to the south. Combined efforts of the County of Orange and Huntington Beach are proceeding to reserve lands surrounding the Bolsa Chica wetlands for regional parks. The Huntington Beach Mesa area has been proposed by the City and County as a corridor park to connect Bolsa Chica State Beach with Huntington Central Park. A continuation of the linear park around the wetlands and onto the Bolsa Chica Mesa has been adopted by the County of Orange. This park would feature viewpoints, equestrian and bike trails, and visual access to the Bolsa Chica.

The General Plan of Land Use of the City designates the Bolsa Chica area for Open Space and as Planning Reserve. This Planning Reserve is an interim category connoting anticipated long-term comprehensive planning. Limited (temporary) uses are permitted in such areas, as well as resource production.

The Circulation Element of the Huntington Beach General Plan indicates the desire for connection of Bolsa Chica Street through the eastern boundary of the Bolsa Chica to the Pacific Coast Highway. No rights-of way have been acquired, as more the intention than the location is



indicated in this element. Approval in concept of the extensions of certain streets into a street grid work in the Bolsa Chica if necessary, has been made through the Circulation Plan. These designations may not be consistent with the Coastal policies, nor the plans of State and County agencies. Study will be required to update City Plans and policies to reflect changes of jurisdictions and subsequent planning concerning circulation in and surrounding the Bolsa Chica.

2.1.4 Bluffs (Huntington Beach Mesa) to Goldenwest Street Area

This area is predominantly an oil and natural gas production area under single ownership. Pumping equipment and storage tanks are visible from Pacific Coast Highway, though partially screened. Some pumping wells are located on the beach side of the highway, and two offshore drilling platforms can be seen from the highway. Most of the onshore storage facilities supporting the offshore operations are located in this area. The Bolsa Chica State Beach extends along the west side of Pacific Coast Highway and northward along the Bolsa Chica.

The Huntington Seacliff Country Club and surrounding single-family residential development extend into the coastal zone from the east. Walled-in oil production "islands" are situated within and next to the residential areas. The Seacliff Planned Community is Area #5 of the City's categorical exclusion application to exempt this developed area from the permit process but not from local coastal planning. Much of the undeveloped area is zoned for multiple-family and community commercial, with the highway frontage still continuing as industrial area combined with oil production.

2.1.5 Goldenwest Street to Lake Street Area

Nearly centrally located in the coastal zone area of Huntington Beach is the Downtown area with its declining business district in the few blocks up Main Street (between Fifth and Third Streets). The municipal pier, extending 1500 feet into the Pacific Ocean, is across Pacific Coast Highway from the foot of Main Street. Several restaurants and concessions have clustered on and near the pier. The waters and beaches near the pier are used intensively for surfing activities. The Bolsa Chica State Beach, which borders the shore side of Pacific Coast Highway along most of this area, has the intrusion of one apartment complex north of the pier and several oil wells still pumping on the beach side. The recently adopted boundaries for the Downtown Redevelopment Area include the first blocks north of Pacific Coast Highway (Ocean Boulevard) from Goldenwest to Lake Street and additional blocks generally bounded by Sixth, Main, Hartford, and Lake Streets. Any redevelopment plan can be expected to aid implementation of the Local Coastal Program. Previous planning for this area, including a redevelopment plan, has received considerable attention from the residents. One of the primary objectives of the redevelopment efforts is the rehabilitation of a deteriorating commercial residential area.



Present zoning calls for C-3, Community Business District, facing the Pacific Coast Highway and in the vicinity of Main and Lake Streets. R-4, High Density Residential, is the general zoning back from these commercial areas. Most of the residential development is on 25 x 117.5 foot and 50 x 117.5 foot lots. City policy to establish Seventeenth Street as a primary arterial would relieve Main Street of increased congestion which is threatening its "small community" lifestyle and would also establish another node of public-oriented activity and access to Pacific Coast Highway (and beaches).

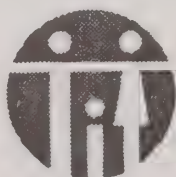
Another node can be expected to develop at the Goldenwest/Pacific Coast Highway intersection. Goldenwest Street is a primary arterial connection from the San Diego Freeway and a major route for City residents to the upper beach areas. The Beach areas are owned by the City and the State.

Proposals for the widening of Lake Street from Yorktown Avenue to the Pacific Coast Highway have not yet become precise plans due to right-of-way acquisition difficulties and citizen dissention. This proposal would be consistent with the City's policy of deemphasizing Main Street as a major traffic carrier in conjunction with other arterial changes: (1) The proposed reduction to local street status of Main Street from Garfield to South of Clay, and (2) Gothard from Ellis to Garfield, (3) the construction of a new alignment of Gothard from Ellis, generally along Crystal Street to south of Clay to align with the N/S section of Main Street. (4) At 17th Street the new Gothard arterial traffic would be directed onto 17th Street toward the beach, and (5) Lake Street would connect to Beach using present 17th Street from Yorktown to Garfield.

The result of these alignment projects will be a system of arterials for beach access at Gothard-17th, and Lake which will not disturb the residential community and will relieve Main Street and the pier pedestrian areas of excessive traffic congestion. See Circulation Plan, Figure 2-10.

2.1.6 Lake Street to Beach Boulevard Area

The City beach extends from Main Street to Beach Boulevard on the south side of Pacific Coast Highway. This beach park, with parking, landscaping, and other beach facilities, is partially visible from the highway. Motels and trailer parks bound the north side of the highway. Some of this motel frontage is City-owned and leased property. A proposed realignment of Atlanta Avenue to flow into Orange Street downtown is designed to provide a route parallel to Pacific Coast Highway across the downtown area, feeding to the beaches at Seventeenth or Goldenwest. This is a transportation corridor permitting additional vehicular access to the beaches and is not intended to induce commercial strip development in the medium density



residential area along Orange Street. The effect will be a dispersal of the beach visitors to Goldenwest and 17th Streets' access points in addition to Beach Boulevard and Lake Street. General commercial zones line much of Lake Street and the west side of Beach Boulevard. A parcel west of Beach Boulevard at Pacific Coast Highway is vacant and general-planned for mixed commercial development. Its proximity to major beach entrance points makes it a valuable coastal resource. Part of the "Oldtown Area" generally bounded by the railroad right-of-way on the west, Hartford Street on the north, Huntington Street on the east, and Atlanta Avenue on the south composes exclusion Area #3. The housing in this area is older and has the potential for significant recycling. The City has general planned this area for medium density residential and has adopted a Specific Plan to regulate its development.

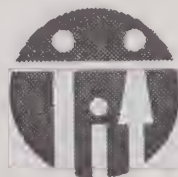
The proposed realignment of Huntington Street and Delaware Street will provide another beach access road between Beach Boulevard and Lake Street.

2.1.7 Beach Boulevard to Magnolia Street Area

The seaward side of Pacific Coast Highway is part of Huntington State Beach and the only vehicular access to its facilities is located at Beach Boulevard. Pedestrian access is possible at Magnolia and Newland Streets. The State Department of Parks and Recreation has developed plans for the expansion of its parking capacity, adding beach facilities buildings, landscaping, and a Least Tern sanctuary, as well as other features. Vehicular access would also be expanded to include entrances at Newland Street, Magnolia Street, and Brookhurst Street. They are presently attempting to obtain approval for the project.

The inland side is dominated by the Southern California Edison Company generating plant and tank farm. This region-serving utility has proposed its Huntington Beach location as one of four alternative sites for additional generating facilities for the State. Expansion of the plant may occur onto an undeveloped parcel to the south of the existing plant. An additional major vacant area is located on the northeast corner of Beach Boulevard and Pacific Coast Highway. This property is general planned as a planning reserve which is an interim designation intended for areas where long term comprehensive planning and development is anticipated. Its proximity to the major beach entrances also makes it a valuable coastal resource.

An Orange County Flood Control District channel traverses this area, which includes oil production combined with industrial and planning reserve districts. The earlier wetland ecology has been considerably modified and is considered to be difficult to restore.



The extension of Hamilton Avenue as a primary arterial to Beach Boulevard has been adopted into the Circulation Element of the General Plan. Implementation would require right-of-way acquisition.

2.1.8 Magnolia Street to Brookhurst Street Area

The area north of Pacific Coast Highway is vacant and general planned as a planning reserve. It is zoned R-5, office-professional. This area extends from the highway to the DO-1 flood control channel. It was originally acquired for freeway development by the California Department of Transportation, but now has been declared surplus property and is awaiting disposition. A triangular parcel about 800 feet from Pacific Coast Highway on Brookhurst Street north of the channel has been proposed for development as a multiple-family residential; this R2-zoned condominium project is currently being processed by the Coastal Commission. North of the channel is a single family development which is categorical excluded in Area #4. This is a recently developed area of low density residential, totally developed.

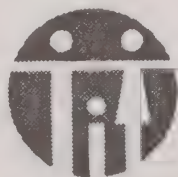
2.1.9 Brookhurst Street to the Santa Ana River Area

The beach area on the south side of Pacific Coast Highway is also a portion of Huntington State Beach and extends from Beach Boulevard to the Santa Ana River. As previously indicated, the State Department of Parks and Recreation has developed plans for expanding its parking capacity, adding beach facilities buildings, expanding the Least Tern bird sanctuary, adding landscaping, and other features. They are presently attempting to obtain approval for this project.

Brookhurst Street bridges Orange County Flood Control Channel DO-1 and intersects Pacific Coast Highway about 2500 feet north of the Santa Ana River. This arterial is a primary carrier of beach users from within and outside the Orange County area.

The Orange County Sanitation Treatment Plant is located on the wedge of land bounded by Brookhurst Street, the Santa Ana River, and the flood control channel. Expansion of the sanitation plant northward on its existing property is underway.

The parcel south of the flood control channel and bounded by Pacific Coast Highway is currently vacant and owned by Cal Trans. This parcel has been designated as a planning reserve by the City's General Plan and has been recommended for State Coastal Commission acquisition. Although no firm use has been established, the parcel has been discussed as an appropriate "visitor serving facility" site such as a bicycling hostel or overnight camping facility. The parcel is in the Santa Ana River Trail and Greenbelt Plan area. Any development occurring would be compatible with this plan.



2.2 Policy Group Evaluation

In this section of the issue identification, existing, potentially allowable and proposed uses have been compared to Coastal Act policies. They are addressed in relationship to fourteen policy groups that reflect Coastal Act policies. The evaluation includes discussion of local policies, plans and zoning that apply or may affect achievement of the Coastal Act policies. Inconsistencies, omissions, conflicts or other problems have been noted.

2.2.1 Shoreline Access

Sections 30210 through 30212 of the California Coastal Act of 1976 require that any development occurring within the coastal zone shall not interfere with the public's right of access to the ocean. They also require that any new development provide access from the nearest public roadway to the shoreline. Public agencies may also require dedicated accessway for public use.

Shoreline access is preserved in Huntington Beach. The entire 9.1 mile coastline from Pacific Coast Highway to the sea, with the exception of the Huntington Pacific Apartments just north of the pier, is in public ownership. The City of Huntington Beach operates one mile of the beach area from Beach Boulevard north to the municipal pier as a City beach park. The remainder is owned by the State of California Department of Parks and Recreation. The majority of this is included in the Huntington and Bolsa Chica State Beaches (see Figure 2-2). The City has master planned and zoned the beaches as open space to reflect their existing and planned use as major recreational resources. The City's beach area is completely developed with recreational and visitor support facilities. The Bolsa Chica State Beach has recently completed the construction of visitor facilities and plans are currently being developed for the refurbishing and expansion of the facilities at Huntington State Beach.

Public access to the shoreline within the Huntington Harbour area is limited to several internal viewpoints among the private homes and the commercial marina. However, the opportunities to provide additional access are also limited. The Huntington Harbour shoreline as well as most of its area is almost completely developed with residential uses that because of the subdivision patterns make it quite expensive and disruptive to provide additional accessways. Public access to the Harbour waters is provided via the adjacent County of Orange's Sunset Aquatic Park and several small beach areas. Recent development projects have been conditioned where possible to provide public accessways to the shoreline. Public access to beach facilities is discussed more extensively in 2.2.13 Public Works, where vehicular access is treated.



The major issues concerning shoreline access are therefore:

- (1) Coordinating development of Huntington State Beach to insure that additional pedestrian and vehicular access is provided in their expansion plans.
- (2) Determine if additional feasible opportunities for expanding public access to the Huntington Harbour shoreline exist.

2.2.2 Recreation and Visitor Serving Facilities

Sections 30212.5, 30213, 30220 through 30223 and 30250(c) define the Coastal Act's policies regarding recreation and visitor serving facilities. In essence these policies require the distribution of public facilities such as parking areas throughout a City's coastal area, the provision of lower cost visitor facilities, the protection of oceanfront areas for coastal recreation, the granting of priority to projects with commercial recreational facilities, the reservation of upland areas that are necessary to support coastal recreational uses, and the location of visitor serving facilities at selected points throughout the City's coastal area.

The primary location of "visitor serving facilities" in Huntington Beach is in the vicinity of the municipal pier in Downtown Huntington Beach (see Figure 2-2). The area extends north from Beach Boulevard to Goldenwest Street with the major concentration of facilities adjacent to the pier. This area contains several motels and hotels, restaurants ranging from fast-food operations to dinner houses, surfboard, and beach apparel shops. Many of these enterprises are deteriorating both economically and physically. The area has been of concern to the City for some time and efforts to prepare a redevelopment strategy and plan are currently underway.

The current redevelopment effort is a continuation of the Redevelopment Study initiated in December, 1975. A Redevelopment Plan was prepared that included the approximate coastal zone from Beach Boulevard to Goldenwest Street. The Plan for the Downtown Redevelopment project area that promoted the concept of creating a tourist destination included a variety of visitor serving facilities such as hotels, motels, restaurants, and specialty commercial centers as well as some general commercial, residential and office professional uses. This Plan was presented to the area residents in November and December, 1976. It met with a great deal of opposition because of the Plan's ability to allow expansion of visitor serving and commercial recreation facilities to create an area that was attractive to both day use and extended stay beach users. The City's Redevelopment Agency referred the plan back to the Redevelopment and Planning Commissions for revision.



In June, 1977, agreement was finally reached over the revised Downtown project area boundaries which substantially reduced its size. It appears that it will be at least a year before a revised Redevelopment Plan is finalized. Until that time the exact extent and nature of the Redevelopment Plan will not be determined.

With the exception of the intersection of Warner Avenue and Pacific Coast Highway, where a small shopping center with visitor serving facilities is located, no other significant areas of visitor serving facilities exist in the coastal zone. Several sites have potential and could be considered consistent with the City's General Plan and zoning. The portion of the City's coastal zone from the Downtown area to the Santa Ana River contains large quantities of vacant or recycleable land that is general planned for mixed development and Planning Reserve. Much of this area is zoned to allow hotels, motels, restaurants, and other similar uses, although the zoning designations of R-5 and C-3 allow other uses as well. A substantial portion of this area is in a holding designation that will preserve the planning options until the disposition of the State's surplus property occurs and the LCP is complete. The creation of nodes of visitor serving and commercial recreational at the intersection of the Pacific Coast Highway and Brookhurst, Magnolia, Beach Boulevard, Newland, Huntington and Lake Streets appears to be an alternative that will require additional analysis.

The City has recently requested that the County of Orange include a regional park on the bluffs overlooking Bolsa Chica. The purpose of the park would be to expand the recreation facilities in Western Orange County, preserve a significant view resource and provide a linkage with Huntington Central Park. The County is currently evaluating this proposal.

The City has over several years attempted unsuccessfully to provide additional parking in the vicinity of the pier area.

The major issues affecting recreation and visitor serving facilities are:

- (1) Previous redevelopment and revitalization efforts for the Downtown area which have attempted to expand the recreation and visitor serving facilities have been opposed by area residents and future efforts to significantly expand these types of facilities may be difficult.
- (2) The General Plan and zoning allow the development of commercial recreation facilities but does not give priority over other uses.
- (3) Disposition of the Caltrans surplus properties along Pacific Coast Highway will significantly effect the development of these areas with recreation and visitor serving facilities.



- (4) Can the City of Huntington Beach and County of Orange create the bluffline regional park recently proposed to provide linkages and access to the Huntington Central Park?
- (5) The LCP should address the need for additional public parking facilities.

2.2.3 Housing

Section 30213 requires that low and moderate income housing be protected, encouraged and where feasible provided.

Much of the City's lower and moderate cost housing is located within or adjacent to the coastal zone. These areas are, generally, the blocks adjacent to the Downtown central business district, the portion of the Oldtown area within the coastal zone, and several of the mobile home parks near Huntington and Atlanta Streets and Pacific Coast Highway and Newland Street. Such areas as these are included in Section 30116 of the Coastal Act as sensitive coastal resource areas due to their provision of low- and moderate-income housing. The City is currently very active in implementing its Housing Assistance Plan and Housing Element through the Section 8 Existing Unit Rent Subsidy Program and the Section 8 New Construction Program. Approximately 966 units have and will be provided through these vehicles. The City is also considering the possibility of submitting a request for authorization to request proposals for additional new construction units on the old Civic Center site located at Fifth and Main Streets.

As pressure to recycle existing lower cost housing increases, the need to provide alternate lower cost housing will increase. This is especially critical if additional visitor serving, recreation, or high quality residential or commercial uses are to be provided in these areas of the coastal zone. Innovative techniques such as density transfers or multi-use arrangements may be used here.

The major housing issue is therefore:

The coordination of City efforts to provide additional lower cost housing, especially new construction units in or adjacent to the coastal zone, with its overall planning to insure that alternate lower cost housing is available to those displaced by coastal zone development activities.

2.2.4 Water and Marine Resources

Sections 30230, 30231 and 30236 of the Coastal Act requires the maintenance and restoration of marine resources and coastal water quality as well as the control of discharges into the ocean and



runoff. These sections also require the prevention of ground water depletion, interference with surface flow and the encouragement of water reclamation. Finally, the maintenance of riparian buffers and the limitation of dams or alterations of streams are other means to be used for protection of these resources.

These policies are supported by the City's Open Space and Conservation Element. Section 2.1.2.2 of the Huntington Beach General Plan indicates that it is the policy of the City to "achieve wise management and well planned utilization of the area's water resources". To implement this policy the "Open Space Conservation Plan" includes "water areas" that have intrinsic value as natural resources. Significant water areas that have been identified for preservation include the Bolsa Chica wetlands, the Santa Ana River and the Santa Ana River marsh. These areas as well as most open space resources in the City are being protected through regulation where possible. In addition, there is the possibility of additional public trust protections.

Located within the City of Huntington Beach at the mouth of the Santa Ana River is the Orange County Sanitation Treatment Plant. This facility currently provides primary treatment and is being expanded to add secondary treatment capabilities to the effluent which is discharged directly into the ocean. This facility serves the majority of Orange County and is certainly a use of more than local significance. The Edison plant also discharges heated water into the ocean. The City is currently dependent upon these services and other state and federal agencies to monitor the effects on water quality

The issues that should be addressed in the LCP are, therefore:

- (1) The adequacy of the City's implementation strategy in maintaining water quality,
- (2) Should new preservation methods and controls be instituted to be more effective?
- (3) Should the City establish its own water quality monitoring system?

2.2.5 Diking, Dredging, Filling and Shoreline Structures

Sections 30233 and 30235 of the Coastal Act limit the diking, dredging or filling of all coastal waters to very specific circumstances. This would be permitted for the maintenance of previously dredged navigational channels, in wetlands areas for entrance channels to new or expanded boating facilities, for burying cables, and inspection of piers and other public services, mineral extraction, nature study and restoration. Any spoils from such activity are required to be planned to avoid disruption to marine and wildlife habitats.



The City's General Plan does not specifically address diking, dredging or filling operations. These operations will be necessary to maintain the channels of Huntington Harbour, in refurbishing the municipal pier, in expanding the flood control capacity of the Santa Ana River and if an additional opening to sea is planned to allow boating facilities in portions of the Bolsa Chica.

The issues that need to be addressed as part of the LCP process are:

- (1) What policies and regulations should the City establish in order to comply with these Coastal Act policies?
- (2) Identification of any areas that are or will require dredging operations.
- (3) What impacts can be anticipated from dredging any additional ocean cuts required for marina development.

2.2.6 Commercial Fishing and Recreational Boating

Section 30224 of the Coastal Act requires increased recreational boating encouragement via new facilities and limitation on non-water dependent land uses. This section further states that facilities serving commercial fishing and recreational boating industries shall be protected and upgraded.

Commercial fishing is not found in Huntington Beach due to the lack of natural harbors. Such fishing facilities are available in adjacent cities. The one existing harbor area is the man-made Huntington Harbour residential marina complex with its connecting waterways serving 9000 vessels.

Other areas of the coastal zone offer some possibility of harbor development. All developments of this kind would require cutting an outlet to the ocean through a public beach and across the Pacific Coast Highway (PCH). Marina developments in undeveloped areas of Huntington Beach shoreline would need to be considered in view of probable damage to wetlands ecology. The Huntington Beach General Plan addresses boating indirectly in its Open Space and Conservation Element. Section 2.1.2.2.1 indicates "preserving the ocean and shoreline as a recreational and physical resource" as a guiding principle.

At issue is whether the City should choose to allow a marina type development at the cost of possible destruction of rare natural resources and whether City resources should be allocated for development of boating facilities at the expense of some other recreational uses. In effect, would boating facilities fill an unmet recreational demand in Huntington Beach and/or the region?



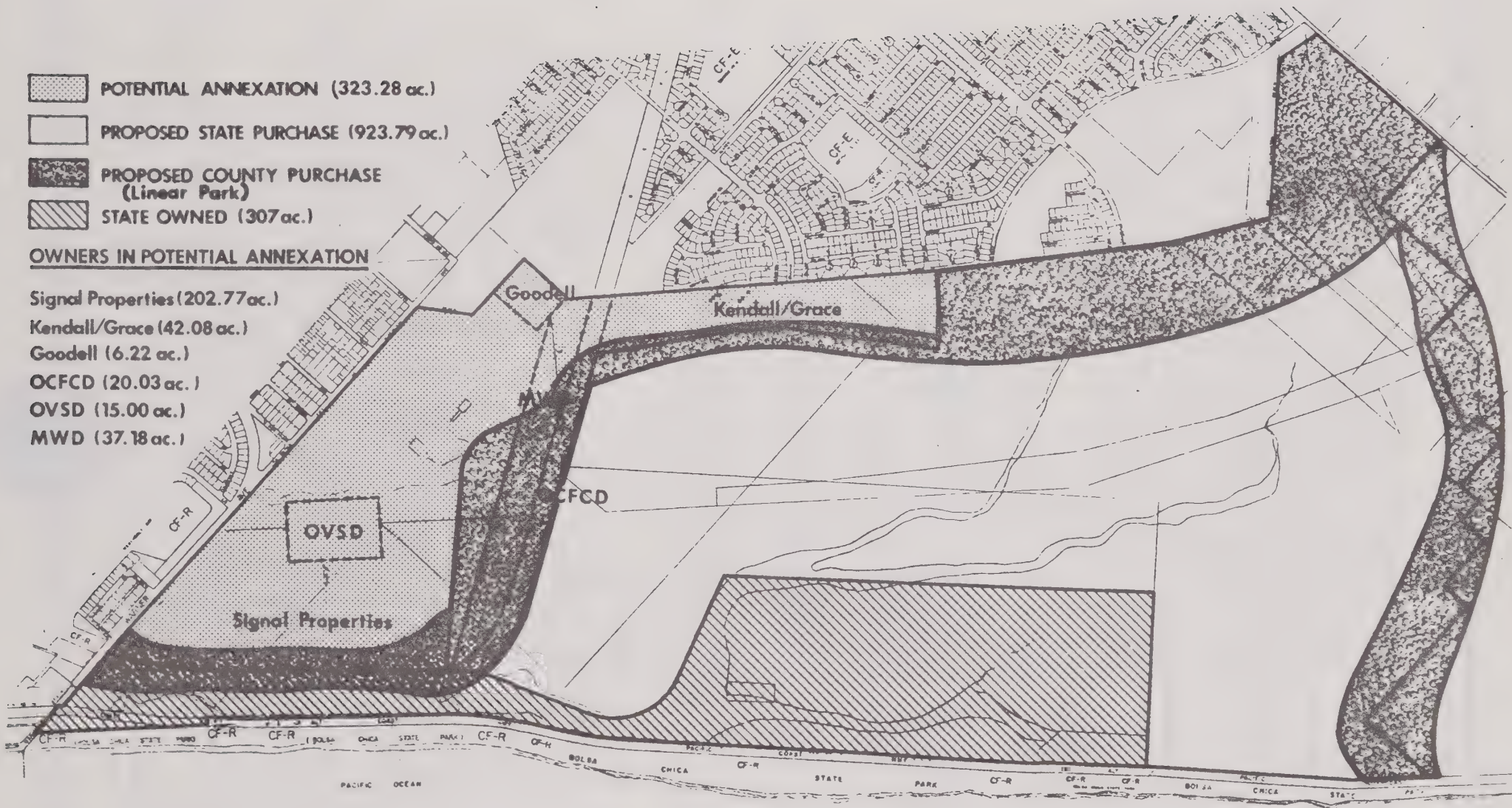
Section 30240 of the Coastal Act requires that environmentally sensitive habitat areas be protected against any significant disruption. Development adjacent to such habitat areas and parks and recreation areas must be sited to prevent impacts that would downgrade the areas.

The most significant habitat area within the sphere of influence of Huntington Beach is the Bolsa Chica. (Ref. 2.1.3 of the area-wide description.) Its habitat environments have been extensively studied and conditions and potentials recorded. It has also been the object of considerable citizen and government concern and activity. The State has recently approved the expenditure of \$4.6 million for the acquisition of approximately 900 acres. The City of Huntington Beach has also initiated proceedings leading to annexation in the Bolsa Chica (refer to Fig. 2-3). An annexation will probably be completed prior to certification of the LCP. The remaining portion of the unincorporated Bolsa Chica not already owned by the State has been identified for possible acquisition and inclusion in the City/County proposed bluffline regional park. Currently this entire area is within the Local Coastal Planning Area of Orange County. Efforts are being made to coordinate LCP activity in anticipation of the City's annexation.

The proposed annexation area will maintain its present general plan designation, Planning Reserve, and be rezoned for Limited Use (allowing only temporary uses) in anticipation of completing the LCP. The adjacent areas currently within the City's jurisdiction are zoned and developed as low density single-family residential. Some industrial zoning is found adjacent to the existing oil production area in the southern Bolsa Chica. Considerable concern has been expressed by environmentalists and the State Department of Fish and Game regarding the adverse effects of runoff from adjacent residential development on the Bolsa Chica lowlands. Additional residential development in the proposed annexation area would add to this problem. Also, the County of Orange has indicated its interest in integrating existing and proposed development with its proposed bluffline regional park to allow a softening of the urban edge. This is also a concern of the City. In general, additional analysis of whether present controls are sufficient to prevent impacts to the wetlands area needs to be accomplished.

A present area of concern within the Huntington Beach Coastal Planning Area extends from the power plant north of Magnolia Street to the mouth of the Santa Ana River and inland to the Huntington Beach Flood Control Channel. Caltrans is the present owner of this property which was recently declared surplus. This area provides unique vegetation, wildlife habitat and scenic vistas on its 80 acres. It is also in flood and possible seismic hazard zones. It is identified in





BOLSA CHICA PROPOSALS: 1977

Figure 2-3

City's Open Space and Conservation Element as a second priority area. Development pressures are lower than the high priority areas. This area has been included in the Coastal Commission's recommended coastal properties for public acquisition but has not been funded. According to the State Lands Commission, this area may be subject to the Public Trust and any development here would require Attorney General and State Lands Commission consideration. The General Plan category of Planning Reserve applies to this area and it now carries the Limited Use Zoning District. Both of these designations are intended to preserve the City's planning options until the LCP is completed. The value of this entire area needs additional investigation especially in relation to proposed expansion of the Edison facility to determine the environmental and ecological impacts of such activity in the long and short term.

The major issues affecting these sensitive habitat areas are:

- (1) What uses and siting of those uses on non-publicly owned land adjacent to the Bolsa Chica and other habitat areas will be compatible with coastal goals? How can the City of Huntington Beach aid in having the Bolsa Chica area identified as a sensitive coastal resource area?
- (2) If the Caltrans area remains in public ownership, will it be preserved in its existing state or developed with recreation facilities?
- (3) How might the Caltrans property best complement development at Huntington State Beach, the Santa Ana River Greenbelt, and the County's river mouth regional park?

2.2.8 Agriculture

Conflicts between urban and agricultural land uses are addressed in Sections 30241 and 30242 of the Coastal Act. Prime agricultural land requires protection via priority systems, buffer areas, and limitations on conversions. Huntington Beach has no agricultural resources in its coastal zone area to be preserved. Although the inland portions of Huntington Beach have, in the past, been utilized in agriculture, the coastal salt marsh wetlands do not offer prime soil conditions necessary for agriculture. Several parcels of coastal land are designated as planning reserve and zoned RA (residential-agriculture). This is a planning reserve type of zoning and only refers to open space limited uses. In the case of the area between Beach Boulevard and Magnolia, RA-O indicates oil resource production presently - other uses pending.

There seem to be no issues involved with agriculture in the Huntington Beach coastal zone. The City is already general-planned for urban development and well committed in many areas. To convert urban land to agriculture in the face of population growth demands does not appear to be a viable alternative.



2.2.9

Hazard Areas

S. 30253 of the Coastal act seeks to control risks to life and property in areas of high geologic, flood and fire hazard. New development must be monitored so that it neither creates nor contributes to erosion, geologic instability, etc., with a major aim of preserving natural landforms along bluffs and cliffs.

Hazards of relative consideration in Huntington Beach are: fire, seismic, flood, tsunamis, and erosion and subsidence.

2.2.9.1 Fire Hazard

Fire hazard in Huntington Beach has been evaluated in the Fire Hazard/Fire Protection Study prepared in July, 1974 and the Safety Element of the General Plan. The study identifies existing and potential fire hazards, analyzes fire protection capabilities, and evaluates the effectiveness of fire fighting forces to combat existing and potential fire problems. The report points out that the overall fire hazard in Huntington Beach is moderate as compared to other cities; and, while some concern is justified for conflagration potential in residential areas (due to Santa Ana wind conditions, wood shingle roofs, and close dwelling spacing), in most other types of uses the fire problem is comparatively moderate to light. A unique potential fire hazard in Huntington Beach is the above-ground storage of flammable liquids associated with oil production and refining and with petroleum and natural gas transmission lines. Location of fire hazards has been an on-going process so that fire prevention methods could be instituted. A deficiency in water flow of as much as 2500 gallons per minute below standards was noted in the 1974 study. Some of this deficiency has been eliminated since that time, due to a new reservoir.

2.2.9.2 Earthquake Hazard

Though not actually designated as a seismic risk area under the Alquist-Priolo Act, there are indications of potential risk from faults underlying the length of the coastal area. A 1974 report entitled Geotechnical Inputs, prepared by Leighton-Yen and Associates, locates earthquake faults and explains other geological factors which affect planning of the City. The Seismic Safety Element of the Huntington Beach General Plan recognizes the City's responsibility in making land use decisions under hazard-generated constraints. The earthquake hazard area is depicted in Figure 2-4.

Special standards for foundations and structures and required engineering must be met within the hazard area,



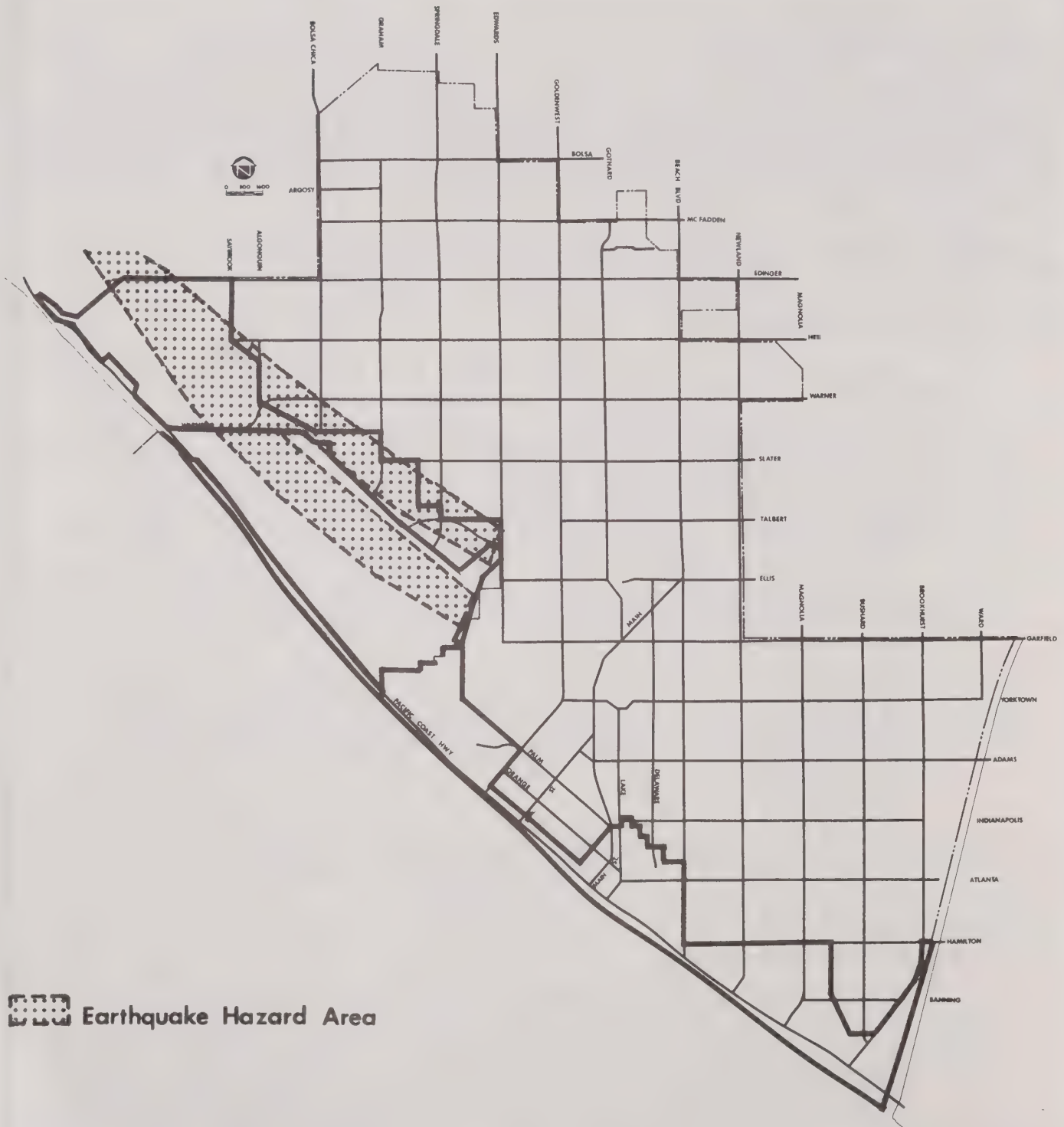


Figure 2-4



2.2.9.3

Flood Hazard

The flood hazard designation refers to those areas subject to inundation by a 100-year flood. The flood hazard in the City of Huntington Beach is documented in the Flood Hazard Study, Huntington Beach Planning Department, 1974. As seen in Figure 2-5 approximately half of Huntington Beach is within the flood hazard area. A proposal by the Army Corps of Engineers would update the flood control system to accommodate the standard project (200 year) flood. Construction could begin in 1980 and would require eight to ten years. In the meantime, the Orange County Flood Control District has an interim program to bring the system to 75-year flood protection.

The City's short-range plan for flood danger is to maintain preparedness for the disaster which may come. A Civil Defense/Emergency Services Plan has been prepared. The City has declared itself a participant in the National Flood Insurance program and thus offers affordable insurance to affected residents and businesses. The City is represented by the Santa Ana Watershed Project Authority through the Orange County Water District, which is a member of SAWPA. The City supports the Agency's effort to solve the urban flood problem in Orange County as well as the Orange County Flood Control District and Corps of Engineers improvement projects.

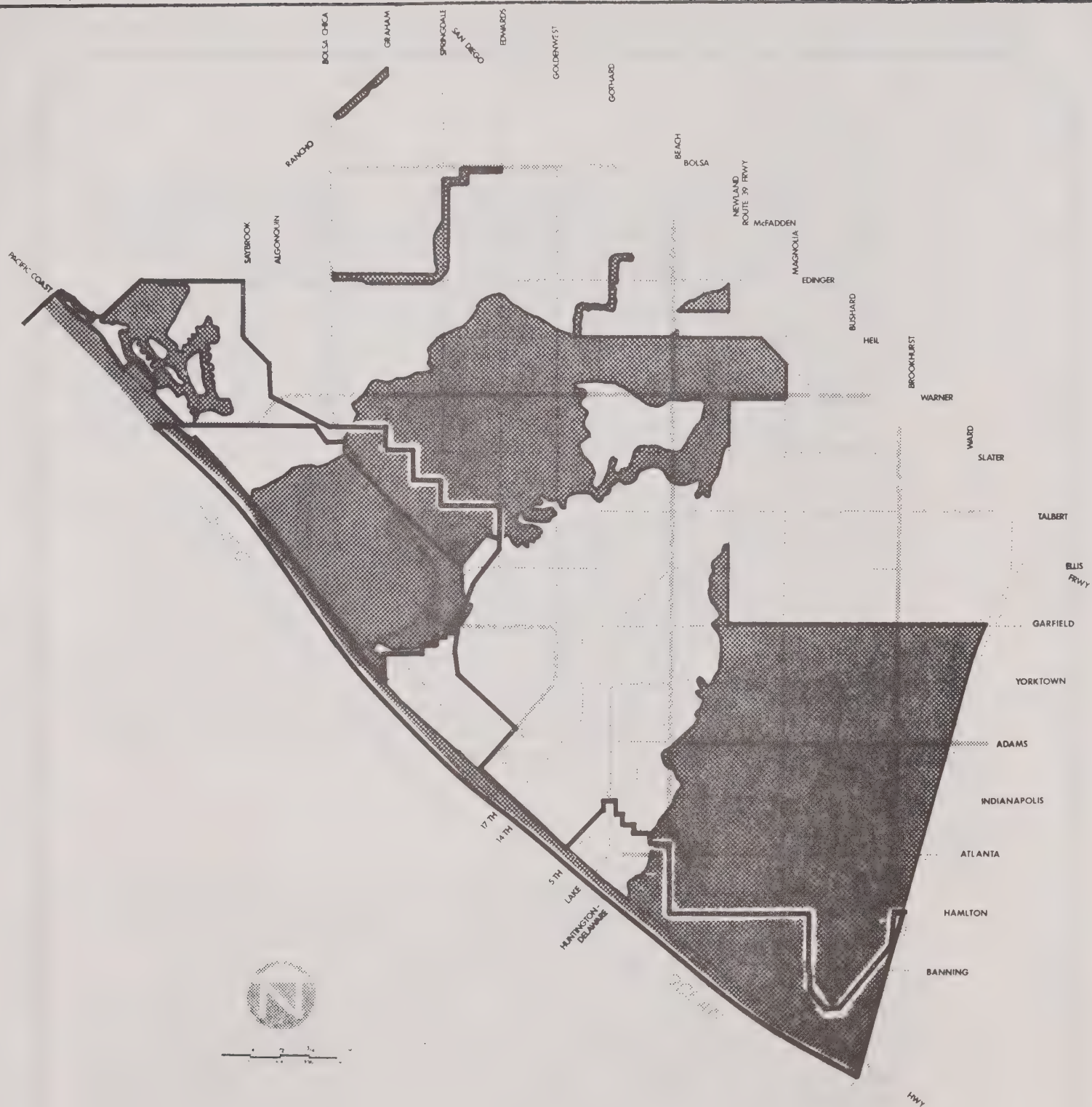
2.2.9.4

Tsunamis

The Tsunami hazard, that danger from tidal waves which is often generated by earthquakes, is considered to be very low for the higher elevations, Bolsa Chica Mesa and Huntington Beach Mesa of Huntington Beach. The rest of the Coastal zone has a low-to-moderate tsunamic hazard depending on tidal conditions (see Figure 2-6). If flood tide and a tsunamic warning are coincident, evacuation of beaches and low coastal areas is recommended. Warning of a tsunami is expected because the most likely origination would be a distant earthquake which would take time to arrive. Geotechnical Inputs by Huntington Beach Planning Department, February 1974 explains this relationship and the warning system.

The tsunamic probability does not appear high enough to prevent continued use of the coastal areas in manners consistent with Coastal Act policies.





Source: Federal Insurance Administration Aug. 27, 1976

Figure 2-5

SPECIAL FLOOD HAZARD AREAS huntington beach planning department



Figure 2-6



TSUNAMI HAZARD AREAS

huntington beach planning department

2.2.9.5 Erosion

A problem in many beach areas is the eroding away of beach sand by water and wind, so that the beach is reduced as a recreational facility. The Huntington Beach City and State beaches are fortunate in that erosion is seasonal and the beach that is lost during the winter season is replaced by additional sand at other seasons. In fact, the beaches may have experienced more growth than erosion from water action over the long run. The wind in the winter, however, does tend to carry loose sand inland and over Pacific Coast Highway. The Department of Harbors and Beaches uses plastic snow fencing to retard this blowing sand through the winter months, removing it in June when it is not so necessary.

2.2.9.6 Land Subsidence

The Coastal Act Section 30253 requires new development to minimize risks in areas of high geologic hazard and assure stability and structural integrity of sites with particular attention to bluffs and cliffs.

Land subsidence may cause problems to structures, drainage channels, sewers, pipelines and water storage reservoirs. Groundwater withdrawal, oil and gas withdrawal, hydrocompaction and peat oxidation are known causes of subsidence. One area of Huntington Beach has experienced some subsidence, as much as 5.1 feet from 1925 to 1965. Though within a district of oil and gas production, the pattern is complex and does not appear to be directly related to oilfield operations. Groundwater removal and tectonic movement are two possible causes. Inland from the coast, scattered areas of subsidence have been explained as oxidation of peat layers caused by lower groundwater levels.

The danger from land subsidence due to groundwater withdrawal has been mitigated by the OCWD Coastal Water Project which injects highly treated wastewater from the Water Factory 21 into the underground water table. Its main purpose is to prevent further saltwater intrusion with an injected freshwater barrier. In conjunction with aquifer recharge upstream in the Santa Ana River, the groundwater quantity as well as quality is improved.

Little additional subsidence is expected from oxidation of peat deposits. Subsidence problems in Huntington Beach are minor in relation to other potential hazards and do not appear to pose any serious economic or safety distress.



2.2.9.7 Hazard Issues

The major hazard problem is concerned with the serious damage that a flood disaster would bring to the area on a local government scale. The City should investigate the types of regulations and controls necessary to protect development occurring in these hazard areas and continue to participate in long-term improvement projects to prevent disasters.

2.2.10 Forestry and Soils Resources

The Coastal Act S.30243 requires the protection of soils and timberland for the long-term. Dividing commercial timberlands into units of non-commercial size is limited to necessary timber processing and related facilities.

Huntington Beach has no commercial forests within its coastal area or other parts of the City, thus it has no timber resources to protect from depletion practices or exploitation.

The productivity of soils in the Huntington Beach coastal area are poor because of the salt marsh along the coastline. Certain species of plants for landscaping purpose grow productively here, but commercial raising of nursery stocks are found in other areas than the coastal area.

As with agriculture, forestry and soils productivity do not appear to be issues in Huntington Beach. With their non-applicability in this area, the General Plan does not cover their preservation.

2.2.11 Locating and Planning New Development

Sections 30244, 30250, 30252 and 30253 (3) and (4) contain the Coastal Act policies regarding development within the coastal zone. In summary these sections require that mitigation measures be provided for development affecting archeological and paleontological resources, the location of new development in or near existing development centers, limiting land divisions outside developed areas, maintaining access to the coast by providing better non-auto transit and parking opportunities, and that new development be related to providing adequate local on site recreation facilities.

Certain lands within the coastal zone of Huntington Beach may be subject to the public trust, thus development proposals may need coordination with the State Lands Commission to assure that public trust conditions are assured.



The coastal zone of Huntington Beach is an urban area that is currently infilling the remaining vacant parcels and recycling older existing uses. Much of the vacant land is in large tracts that are held by a single ownership and as such are significant issue areas (See figure 2-7).

2.2.11.1 Seacliff

The first of these areas is the Seacliff Planned Community. This area is located between Goldenwest Street and the Bolsa Chica. The total site is 433 acres of which approximately half is within the coastal zone. The area is general planned as "Planned Community" which is intended to provide for the comprehensive, coordinated planning of an identifiable area of land so as to take advantage of the benefits of large scale community planning. Development is required to take place in minimum fifty (50) acre increments. No maximum densities are designated. The zoning reflects a mixture of low, medium and high density residential uses which carry "O" suffixes to reflect the existence of the continued oil extraction in the area. Preliminary plans for a portion of this area have been submitted to the City that reflect clustering of the units and large areas of open space. The applicable zoning regulations and review process appear adequate to insure that the development occurs in a manner consistent with Coastal Act policies. Since a golf course and tennis facilities already exist, as well as public recreation facilities in the area there will be significantly reduced demand for the beach as a local recreation facility. The proposed bluff line regional park would require acquisition of a portion of this area. Utilities and streets extend into portions of the area but will require expansion.

The issues concerning this area are the location of the varying densities of residential, circulation, the integration of existing long term oil facilities, and siting to preserve and provide access to vistas and maximize on-site open space. The latter issue becomes especially critical if bluff line regional park is not pursued by the County of Orange. An additional issue is the impact of any expansion of the oil production area along Pacific Coast Highway in response to off-shore oil development. The landfall for the existing off shore wells is in this area. It is possible that this area of the coastal zone could require significant expansion of its off shore oil processing and transportation facilities. Such a major expansion would significantly affect the Seacliff planned community.





*Refers to section on Policy Group Evaluation

Figure 2-7



NEW DEVELOPMENT ISSUE AREAS

huntington beach planning department

2.2.11. Ocean Front Residential

This area extends from Goldenwest Street to Sixth Street and includes only the inland blocks adjacent to Pacific Coast Highway. This area consists of small 25' x 117.5' lots, with a diverse ownership pattern. Existing uses are commercial but most of the area is vacant. Some of the area also has oil wells located on it. The area is within the City's revised redevelopment area boundaries. Zoning on the parcels is a combination of C-3 and R-4. The City's General Plan designates the area for high density residential development. The City's desire in this area is to discourage the 4-plex type development that exists elsewhere in the Townlot area. Instead it is felt that nodes of higher intensity residential, perhaps some multi-story development, is more appropriate. Lot consolidation will be necessary.

The issues therefore are:

- (1) How can the necessary lot consolidation occur under redevelopment or without redevelopment?
- (2) What intensities of residential development should occur in the development nodes?
- (3) Where should those nodes be located?

The LCP and Downtown Redevelopment Project will be closely related in this area.

2.2.11.3 Lake Street to Newland Street

The City's General Plan reflects a desire to allow a variety of alternative land uses. The area is designated medium and high density residential and mixed development. These land uses reflect the City's 1976 redevelopment effort which is as previously indicated being revised at this time. While visitor serving and recreation facilities would be allowed in the mixed development area, residential would also. The pressure for residential development at this location could intensify, especially if the residential project at Beach and Atlanta is completed.

The Caltrans properties on both sides of Beach Boulevard are also subject to the same pressures. They are currently general planned a planning reserve pending its disposition by Caltrans.



The LCP should carefully examine the demand for recreation and visitor serving or other uses at these locations to determine the extent to which these types of uses are economically viable. Implementation vehicles that give priority to visitor serving facilities over residential uses may be required. The integration of the ultimate uses with the beach, existing visitor serving and commercial facilities, and the surrounding residential will also be important.

.2.11.4 Downtown Huntington Beach

This area is recycling and the subject of a significant redevelopment planning effort that has been discussed in previous sections. Again the area contains a large number of small lots with diverse ownerships. The City's General Plan designates the area for mixed commercial development. It is zoned for commercial uses. The six blocks adjacent to the pier have been considered prime for a specialty commercial center with tourist oriented shops, restaurants and other amenities. Close coordination between the LCP and the City's redevelopment effort are necessary.

The issues that need to be addressed are:

- (1) The extent and nature of the specialty commercial development.
- (2) The manner in which these visitor serving facilities are integrated with the pier and beach areas.
- (3) Should redevelopment for the area not be approved, what methods can best be employed to achieve the desired land use plan.

2.2.11.5 Archaeological and Paleontological Resources

The City has identified all known archaeological and paleontological resources in Huntington Beach. If any development occurs on a parcel containing one of the sites a Use Permit is required according to the City's zoning ordinance. The project is then conditioned to allow inspection of the site, and its excavation if warranted. This procedure will implement Coastal Act policies.



2.2.12 Visual Resources and Special Communities

Sections 30251 and 30253 of the Coastal Act require that the scenic and visual qualities of the coastal areas be protected as a resource of public importance. Any new development should be sited to protect views and minimize alteration of natural land forms. In addition any new development shall protect special communities because of their unique characteristics.

These Coastal Act policies are addressed in the City's General Plan in both the Scenic Highways Element and Open Space Conservation Element. The Open Space Plan identifies scenic corridors that are linear areas that are to be protected from disharmonious development or preserved in a natural state. This includes scenic roadways such as Pacific Coast Highway, the Edwards Street extension, the proposed Bolsa Chica loop road and open space greenbelts such as the Santa Ana River and the bluff line linear park that has recently been proposed for the bluffs overlooking Bolsa Chica. Development adjacent to these scenic areas is intended to preserve the pleasant, distinctive natural vistas that now exist and provide access to those vistas through complementary roadway and trail facilities and development regulations. Existing subdivision controls do provide some regulation of development layout, public improvements, park dedication, landscaping and grading. However, additional open space zoning and/or specific plans could be adopted to further enhance the City's ability to regulate development in the scenic areas of the Coastal Zone.

To maintain the views along Pacific Coast Highway official scenic highway status could be sought. This would require zoning regulations that include architectural review, height and setback review, land uses, building, signing, screening and landscaping, undergrounding of utilities and active enforcement of maintenance controls.

The Downtown area of Huntington Beach in the vicinity of the pier is a limited but still identifiable "special community". Its historical heritage, its concentration of surfing related business, the resident identity and its uniqueness when compared to the remainder of Huntington Beach are all factors that contribute to this distinction. As previously indicated, this area is in need of revitalization to eliminate the blighted conditions and deterioration that exist and to enhance its ability to meet the needs of the area residents and beachgoers alike. The scope of the redevelopment efforts currently underway will fully investigate the retention and rehabilitation of this area. This issue should be addressed in the LCP. The major issues are therefore:



- (1) The adequacy of existing regulations to effectively preserve the scenic vistas of the coastal area.
- (2) Identification of areas where acquisition of the scenic vista area may be necessary.
- (3) What measures are necessary to insure that the bluff line park is developed?
- (4) The siting of any residential, commercial or other development along Pacific Coast Highway to preserve inland vistas.
- (5) The extent to which rehabilitation and preservation of the Downtown area will be included in the Redevelopment Plans.

2.2.13 Public Works

The Coastal Act Policy S.30254 limits expansion and new public works facilities to those necessary to accommodate new development or uses permitted by the Coastal Act. Special districts must not be formed or expanded which would attract new developments incompatible with coastal policies. Where choices are limited for public works facilities priority must be given to coastal dependent land uses, essential public services and basic industries vital to the economic health of the region state or nation, public recreation, commercial recreation and visitor serving land uses before other development.

Policies of the Land Use Element of the Huntington Beach General Plan affecting this section are:

- (1) 2.4.2.4 #6 "Preventing development on the public beaches that is not essential nor recreation-oriented."
- (2) 2.4.2.6 #1 "Providing utility systems to meet projected demands."
- (3) 3.4.2.8 "Promoting hotel and tourist-oriented retail development in appropriate locations."



2.2.13.1 Water, Sewerage, Telephone, Gas

The Municipal Water District of Orange County (MWDOC) purchases and delivers imported water from Metropolitan Water District to local water agencies including Orange County Water District (OCWD). OCWD manages the ground water supplies in the 202,242 acres of aquifer in Orange County and distributes water purchased from MWD from California Water Project and the Colorado River. The Orange County Coastal Project has injection barrier wells and extraction wells in and near the coastal zone. OCWD's water treatment plant, Water Factory 21 is in nearby Fountain Valley. Expansion of the plant is planned to handle increased demand posed by Huntington Beach and surrounding areas. Of course, mains would extend out to the required demand area. The Santa Ana Watershed Project Authority, of which OCWD is a member, is constructing a brine interceptor line now one-third complete which will utilize the ocean discharge of the Orange County Sanitation District.

The Orange County Sanitation District serves most of Orange County. District #11 and #3 serve Huntington Beach. The District Sewer Treatment Plant #2 is located next to the Santa Ana River in the Huntington Beach coastal planning area. (See map, Figure 2-8). Expansion of Plant #2 will provide 75 million gallons per day of secondary treatment. Completion is expected by 1980. No additional land will be required for these expansions except for supporting pipelines and sewer connections. The proposed Master Plan of Sewers, City of Huntington Beach indicates a trunk sewer is proposed for the ocean side of Pacific Coast Highway from Brookhurst Street north to Lake Street. Connecting to this portion is the Ocean Avenue trunk and a branch draining northern Huntington Beach through or around the Bolsa Chica. These are proposed to serve projected need. Additional secondary treatment at Plant #1 in Fountain Valley will increase the flow to Plant #2 since mixing before ocean discharge is effected at the Plant #2. There are two ocean outfall lines from Treatment Plant #2. One is a 78-inch diameter, 9000 foot line with a 1000 foot diffuser maintained only for emergency use. The main line is a 120-inch diameter, 27,400 foot line with a 6000 foot multiport diffuser which releases at a depth of 200 feet. The question whether expanded capacity will induce urban growth or whether accurate projections of growth are being accommodated needs to be resolved. In addition, the



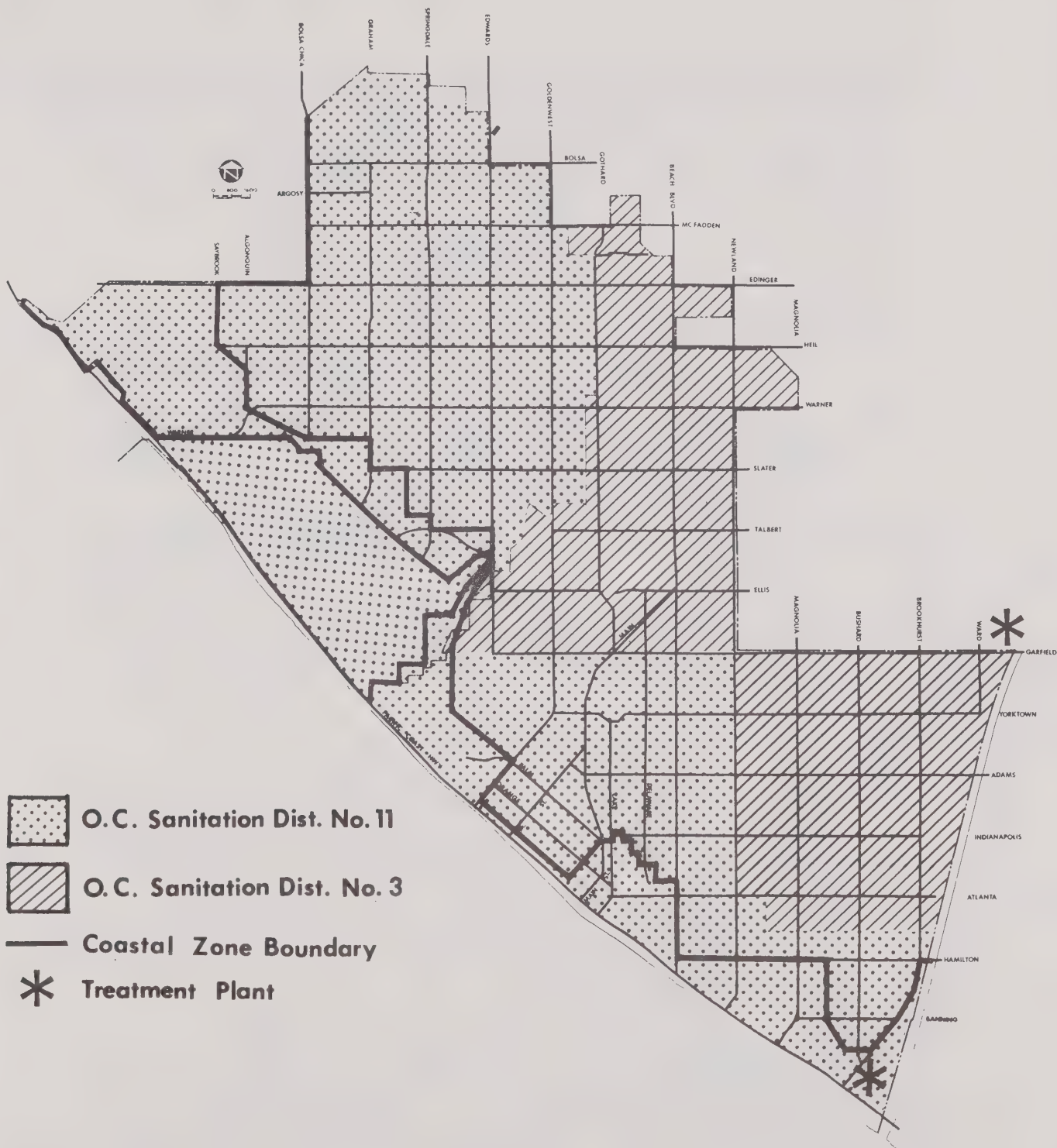


Figure 2-8



ORANGE COUNTY SANITATION DISTRICT
huntington beach planning department

quantity of additional or expanded sanitation facilities of this region-serving utility which should be accommodated in the Huntington Beach Coastal Area need to be addressed. The plans are based on requirements for needs of expected development. The Orange County Sanitation District is currently preparing a Master Plan of Sewers for Huntington Beach.

Issues to study concerning sewerage:

- (1) What are the effects on growth patterns of proposals for extension and additional services? Is available sewer capacity attracting development?
- (2) Can more economical methods of treatment be permitted which will not critically affect the environment?
- (3) The impacts of locating residential development proximate to sanitation facilities should also be investigated.

General Telephone Company and Southern California Gas Company whose service areas include Huntington Beach will base incremental expansion plans on population and industrial growth.

2.2.13.2 Flood Control Projects

The Orange County Flood Control District (OCFCD) administered by the County Environmental Management Agency operates a countywide drainage system divided into 13 districts. Districts C, D and E have outflows through Huntington Beach. (See Figure 2-9). The City drainage channels and pumping stations connect with the OCFCD system. A study of opening the East Garden Grove Wintersburg Channel to the ocean is being made presently by the OCFCD.

Because of the hazard identified in 3.9.3 above, the Flood Control District is cooperating with the Corps of Engineers in its program to increase channel,

Santa Ana River and Prado Dam capacities. Since a flood disaster would have major effects on Huntington Beach and particularly the coastal area, such projects as increasing channel and river capacities in Huntington Beach need support. At issue would be temporary construction inconvenience and expense to gain increased safety for people and stability for coastal resources.



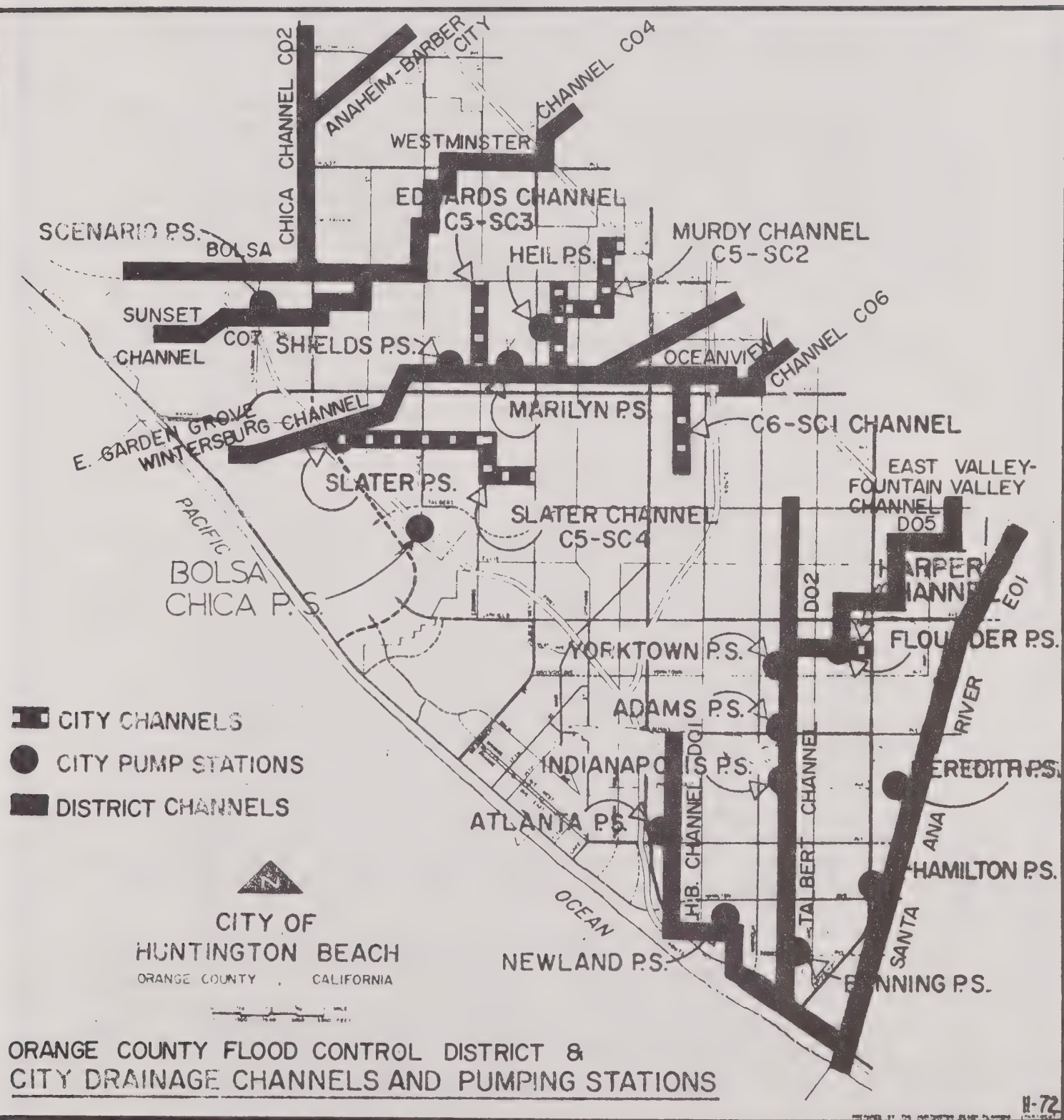


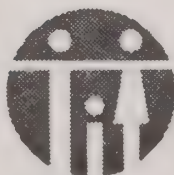
Figure 2-9

2.2.13.3 Transportation, Streets and Public Works Department Projects

The Orange County Transit District (OCTD) operates ten fixed bus routes in Huntington Beach. Some of these routes connect to the RTD (Los Angeles) or to other OCTD lines within the County. Increased bus service and transportation centers in the beach area can help relieve the traffic and parking problems caused by overdependence on the private automobile. A transportation center downtown at Lake Street is being studied. Beach-side bus loading and turnaround areas have been proposed for the Huntington State Beach which would relieve some of the pedestrian cross traffic. The OCTD future plans include transportation corridors and systems. The Pacific Electric right-of-way paralleling Lake Street is located within the identified mass transit corridor. However, to use this right-of-way in the City's nearer-term transportation planning will require expensive acquisition and legal consultation to clear the clouded title.

The "Recommended Statewide Transportation Goals, Policies and Objectives" of the California Transportation Plan March, 1977 has noted that "coastal scenic highways such as Highway 1 should not be widened to accommodate through travel." Although this applies primarily to rural areas, there may be conflict with the City's intention of improving access to the beach facilities including the widening of Pacific Coast Highway to accommodate additional traffic flow from improved tributary arterials. The City's Transportation Improvement Project proposal includes lane expansions, parking revisions, bike trail and traffic signals for Pacific Coast Highway. The phase having highest priority would be the section from the Santa Ana River north to Beach Boulevard. Whether the City's proposal will be implemented will depend on State approval and funding and acquisition of additional right-of-way.

Other projects in the Five-Year Capital Improvement Program of the City's Public Works Department in the coastal zone include water line, storm drain and sewer extensions to support development, rehabilitation of the municipal pier, and a possible pedestrian bridge over Pacific Coast Highway at Main Street.



The major problem affecting the public's access to the shore line is not pedestrian access from Pacific Coast Highway, it is rather one of providing vehicular access to the coastal area while minimizing the adverse impacts on coastal area residents and businesses. The major arterials currently providing access into the coastal area are Warner Avenue and Pacific Coast Highway, Goldenwest Street, Main Street, Beach Boulevard, Magnolia Street, and Brookhurst Street. These streets already experience congestion on peak beach use days. With the increase in beach usage that is projected the accompanying problems of getting automobiles and people into and out of the beach areas, as well as getting these automobiles and people into and out of the beach facilities, will also increase.

The City's Circulation Plan and proposals includes several rearrangements to the traffic flows. When all of these precise plans of street alignment are approved and implemented, improved circulation for residents and visitors alike will result.

A main policy is to allocate the excess traffic from Beach Boulevard and Main Street to other arterials. While relieving the congestion on the arterials themselves, several other nodes of visitor facilities, associated with inter-sections with the Pacific Coast Highway can be developed to increase visitor serving capacity. As explained in the area description, Atlanta Avenue will be realigned to flow traffic across downtown on Orange Avenue thus enabling access to Pacific Coast Highway at 17th Street or Goldenwest Street. With the Gothard addition and realignment to flow into 17th Street, another route from the San Diego Freeway and other Orange County cities will permit access to the coast. In addition, extension/realignment of Huntington and Delaware Streets to carry flows directly to the Pacific Coast Highway is planned. The Lake Street widening and extension to provide an alternate route to Beach Boulevard as access to the Pacific Coast Highway, has met with certain complications in implementation. Area residents have opposed part of this plan and delays and excessive costs in acquiring the necessary right-of-way are presenting problems. Since Lake Street is a vital proposal to the Circulation Plan, continuous efforts to overcome these problems will be necessary.

These corridors are intended as traffic carriers and not to encourage strip development. The relief to Main Street from the dispersal to several arterials should be helpful in maintaining and revitalizing the pedestrian community in the pier and downtown area (see Figure 2-10).



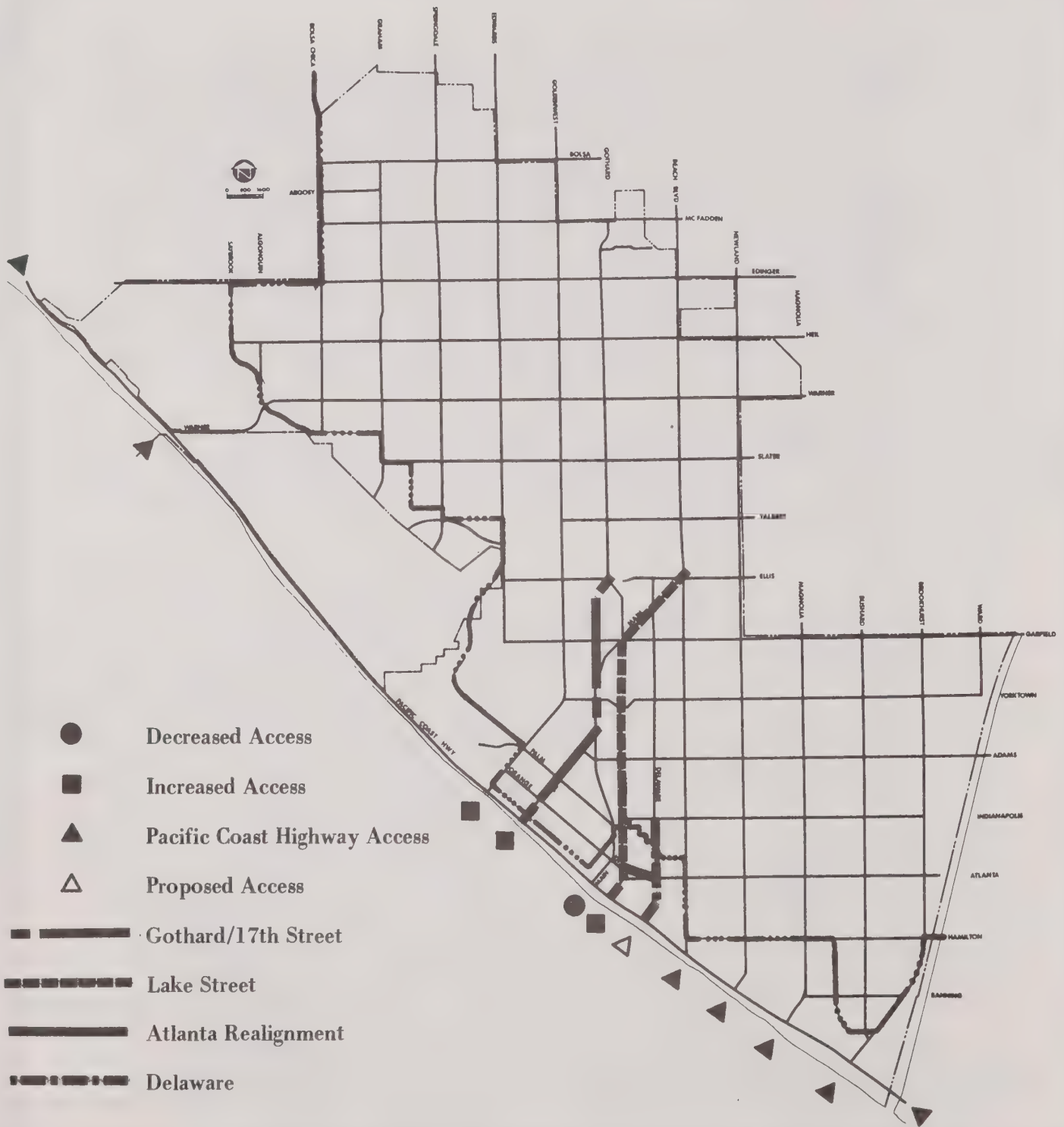


Figure 2-10



VEHICULAR CIRCULATION PROPOSALS huntington beach planning department

These efforts to increase accessibility will also require assistance from alternate modes of transportation. The City's General Plan includes policies intended to provide additional bicycle and mass transit access into the beach areas. The City is currently completing a Trails Implementation Plan, attempting to acquire an abandoned portion of the Pacific Electric Railroad right-of-way for a mass transit corridor and continuing to encourage the Orange County Transit District to increase bus service to the beach.

The major issue affecting shoreline access is, therefore, whether all of these efforts will be adequate to meet projected demand or if alternative plans will be necessary. Specific issues include (a) How to meet projected demand while maintaining the integrity of planned areas within the coastal zone and adjacent affected areas, and (b) How to provide public access to the Bolsa Chica while preserving its resources.

2.2.13.4 Recreation Projects

Since the beaches are the major recreation facility in Huntington Beach, their management has considerable effect on coastal appreciation. The State Department of Parks and Recreation plans and operates the Huntington State Beach, from Beach Boulevard south to the City's boundary, and the Bolsa Chica State Beach north of the City's beach at Main Street. The State has submitted plans for improvements of Huntington State Beach, including parking expansion, additional access points, and facilities and landscaping.

The Orange County Harbors, Beaches and Parks District owns and operates the beach at the northernmost part of Huntington Beach at Sunset Beach. The District also operates the Sunset Aquatic Park, a public marina with picnic and camping facilities. The County's jurisdiction presently includes the Bolsa Chica territory, part of which in February, 1977, received legislative authorization to be purchased by the State Department of Fish and Game as a preservation area from its private oil company owner. The County has also approved a linear park surrounding the Bolsa Chica wetlands connecting with the City's Central Park.

Coordinating the confluence in the coastal area of all the actions of these varied agencies is a major action area for the Local Coastal Program.

2.2.13.5 School Districts Projects

Due to demographic changes common to the entire County, school districts are experiencing declining enrollment from kindergarten through the eighth and ninth grades.



A peak is expected in the High School District in 1978 with decline thereafter. Thus the schools are expected to have capacity to accommodate population expansion without additional capital investment. Their policies are expected to be favorable to additional residential development to fill vacating capacities.

2.2.13.6 Public Works Issues

The issues that need to be addressed are:

- (1) Analysis of the sanitation system of the entire County and the ability to service the coastal area and monitoring of the additions and changes of the Sanitation District will require attention in the Local Coastal Program.
- (2) A major issue concerning flood control is decision whether the opening of the East Garden Grove Wintersburg Channel to the ocean from the north part of the Bolsa Chica will be worth the protection this affords from the potential coastal-damaging flood disaster.
- (3) Whether the arterial streets, which already experience congestion at peak beach usage points and times, will be adequate to accept the increased beach usage that is proposed without significant alteration is a key problem to be assessed. Efforts must be made to provide alternatives and allocate the projected increased attracted usage among several methodologies such as mass transit, parking, bike trails, pedestrian bridge as well as spread the burden over a larger portion of the coastal area. These efforts will require considerable coordinative planning in the Local Coastal Program.
- (4) In addition, more accurate data must be obtained. Though traffic counts for Pacific Coast Highway from Goldenwest Street to Beach Boulevard are up-to-date, only older data is available for other parts of the highway and tributary arterials. Updating data projecting anticipated usage will be necessary in planning the comprehensive arrangement of visitor/recreation services.



- (5) Coordinating the actions of various County, City and State Department and Agency activities as well as those of private individuals, businesses and public service companies will be necessary in this coastal area. This will require a major task effort in the Local Coastal Program.

2.2.14 Industrial Development and Energy Facilities

Sections 30250(b), 30260 through 30264, 30232 and 30255 of the Coastal Act contain provisions regulating the development, location expansion and continued operation of tanker facilities, LNG terminals, offshore, onshore oil and gas facilities, refineries and power plants as well as other coastal dependent industrial development.

One hundred forty four acres of Huntington Beach are currently general planned for resource production. This reflects existing onshore oil extraction operations that are anticipated to continue for some time in the future. The major oil production area in the City is located within the Coastal zone and extends from Goldenwest Street to the bluff area on the inland side of Pacific Coast Highway. The Huntington Beach Oil Field is a major oil producing area in California. This area is densely populated with oil wells and has existing storage and transportation facilities. A number of individual wells are dispersed throughout the coastal zone but many of these are being consolidated or abandoned as it becomes more economically rewarding to develop the property with other uses. City zoning allows these to co-exist with residential, commercial, industrial and other uses. The City also has a significant oil storage and tanker unloading operation that is located near the Edison Plant on Magnolia Street. This operation is conducted by Gulf Oil Company. The oil tankers are unloaded to the storage facilities before being pumped via existing pipe lines to inland refineries. Two offshore oil platforms exist whose landfall is Huntington Beach. Any expansion of any of these operations is of significant concern to the City.

Offshore oil exploration and development activities are of major concern. The Department of Interior over the past few years has been developing plans to provide for offshore lease sales of land for oil and gas exploration and development along the Western Coast of the United States. Under the Outer Continental Shelf Lease Sale No. 35, bids were accepted on 56 tracts off the Southern California Coast.



The City of Huntington Beach in late 1975 was party to a petition for an injunction against Lease Sale No. 35 filed by a number of Southern California cities. The concern was over their lack of involvement in the planning phase as it related to potential environmental impacts on the Southern California coastline. This effort failed to block offshore drilling and constitutes the City's only official action on the subject.

The State Office of Planning and Research has recently completed a draft document entitled Offshore Oil and Gas Development: Southern California. A subsequent draft document containing OPR's findings and recommendations indicate opposition to offshore oil and gas development without proper environmental assessment of offshore and onshore impacts and is consistent with the City's position. Because the document contained the following references to Huntington Beach, the extent of offshore development is a vital concern.

1. "Onshore processing should be handled in Huntington Beach or Los Angeles/Long Beach Harbors area."
2. "Transportation of crude oil and natural gas produced in San Pedro Bay should be through one integrated pipeline network. Huntington Beach is the preferred landfall area."
3. "There are no pipelines between the federal leases in San Pedro Bay and onshore areas. The closest mainland area already developed for oil and gas extraction is Huntington Beach. Other possible landfalls would be in Los Angeles/Long Beach Harbors; however, pipeline routes to these destinations cannot avoid areas used heavily for anchorage or are subject to harbor plans for dredging or fill."

A unitized plan by four oil companies is being made to develop two offshore oil parcels on which oil has been discovered. The tentative plans call for a two-platform drilling complex and a large pipeline arriving ashore in Huntington Beach.

A major assessment of each oil company's potential development plans and expected onshore impacts, e.g., the need for additional oil storage facilities, additional pipelines, increased oil tanker activity and expanded use of existing facilities is necessary in the Local Coastal Program.



The Southern California Edison Company owns and operates a major electrical generating plant at Newland Street and Pacific Coast Highway. Edison has recently made public its plans to construct a 1290 megawatt Combined Cycle Generation Project planned for operation in the mid 1980's at one of four possible sites. The existing Edison facility in Huntington Beach has been identified as one of those sites. The determination of which of the alternative sites will be approved is dependent upon a lengthy review process by the California Energy Commission. Should the Huntington Beach site be chosen, the impacts on the use of the surrounding properties could be significant. Considerable concern as to the impacts on the beach amenity and marine resources also exists.

The major issues concerning Industrial Development and Energy facilities are therefore:

1. The extent of development of offshore oil facilities and the resultant need for expansion of onshore oil storage and transportation facilities.
2. What impacts could result from expansion of the Southern California Edison Company Generating Plant on adjacent land uses and on the beach ocean resources.
3. Because of their nature and the likelihood of their long term continued use, what additional measures can be instituted to increase the attractiveness of existing and future onshore oil facility developments.
4. How can the environmental effects of industrial development and energy facilities be mitigated consistent with Coastal Act objectives, and how will the related studies and mitigation efforts be financed?
5. How can pipeline transportation be maintained and improved, if necessary to meet energy demands, while assuring an acceptable level of safety?

2.3 Policy Group Check List

Based on the policy group evaluations contained in Section 3.0, the following policy group check list is an abbreviated summary form which succinctly indicates whether local policies, plans, and zoning are adequate and consistent with Coastal Act policies. A "+" has been placed in the appropriate column where existing policies, land use plans and/or zoning are both consistent and adequate to comply with Coastal Act policies. An "0" has been placed in the appropriate column where local documents do not address all or some of the aspects of the policies or where further research is necessary. Where there is a possible conflict or inconsistencies a "-" has been entered. Finally, if other types of action are necessary it is so indicated in the column "other actions" and noted in the remarks section.



Policy Groups	Not Appl.	Exist Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
A. SHORELINE ACCESS (S30210, 30211, 32012) Development not to interfere with public right of access; provision for dedication of accessways.		+	+	+	+		All area from PCH to ocean publicly owned. Coordination with State Parks to increase pedestrian access to Huntington State Beach necessary.
B. RECREATION AND VISITOR-SERVING FACILITIES (S30212.5, 30213, 30220-30223, 30250(c)) Distribute public facilities; provide lower cost visitor facilities; protect oceanfront areas for coastal recreation; give priority to commercial recreation; reserve upland support areas; locate visitor facilities at selected points.		0	0	0	0		Local policies, plans, zoning will allow visitor service, recreation facilities, but does not provide priority to those uses over others.
C. HOUSING (S30213) Protect low- and moderate-income housing; new housing to conform to housing element.		+	+	0	0		Housing Element, Housing Assistance Plan sets policy. Cooperation from HUD for housing assistance necessary
D. WATER AND MARINE RESOURCES (S30230, 30231, 30236)							
1. Maintain, restore marine resources and coastal water quality; control discharges.		0	+	+	0		General Plan establishes these concerns as City goals. Analysis of existing conditions and adequacy of existing ordinances necessary.
2. Control runoff.		0	+	+	0		
3. Prevent groundwater depletion, interference with surface flow; encourage water reclamation.		0	+	+	0		
4. Maintain riparian buffers and limit dams or alterations of streams.		0	+	+	0		

Policy Groups	Not Appl,	Exist Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
E. DIKING, DREDGING, FILLING; SHORE- LINE STRUCTURES (S30233, 30235)							Only dredging, diking operations anticipated in Huntington Harbor channel. maintenance, and pier refurbishing. Additional research necessary to identify possible dredging, diking, seawall, etc. needs,
1. Limit diking, dredging, fill- ing of all coastal waters, especially certain wetlands; control spoils disposal.		+	0	0	0		
2. Limit shoreline structures (seawalls, cliff retaining walls).		0	0	0	0		
F. COMMERCIAL FISHING AND REC- REATIONAL BOATING (S30224, 30234, 30255)							No commercial fishing harbor. Expansion of Huntington Harbour not feasible. Additional marina development re- quires ocean cut, wet- lands disruption.
Encourage increased recreational boating use; upgrade and pro- tect commercial fishing fa- cilities; give priority to coastal-dependent facilities.		+	+	+	0		
G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS (S30240)							Open Space & Conservation Element identified wet- land areas for preserv- ation. Dependent upon acquisition by State agencies.
Protect environmentally sensitive habitat areas; prevent adverse impacts from development adjacent to them.		+	+	+	0		
H. AGRICULTURE (S30241, 30242)							No agricultural resources in coastal zone.
1. Maintain prime agricultural land and minimize conflicts by establishing stable bound- aries, limiting conversions in urban fringe areas, limit- ing land division, etc.							
2. Do not convert other agri- culture land unless in- feasible or for concentrating development.							

Policy Groups	Not Appl.	Exist Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
I. HAZARD AREAS (S30253 (1) and (2)							
Minimize risks in geologic, flood, and fire hazard areas; assure stability and not require bluff alteration in bluff and cliff areas.		-	+	0	0		Investigation of necessary controls and regulations required.
J. FORESTRY AND SOILS RESOURCES (S30243)							
Protect productivity of timberlands; limit conversions and land divisions.							No forest land in Huntington Beach,
K. LOCATING AND PLANNING NEW DEVELOPMENT (S30244, 30250, 30252, 30253(3) and (4)							
1. Mitigation for development affecting archaeological or paleontological resource.		+	+	+	+		Section 9730.31 of Ordinance Code establishes procedures.
2. Locate development in or near existing developed areas; or in other areas where services exist and no adverse impacts; minimize energy consumption, vehicle miles; be consistent with air quality standards.		0	0	0	0		Additional work necessary to define City policy in downtown area and planning reserve areas on PCH.
3. Limit land divisions outside developed areas.		0	0	0	0		
4. Maintain access to the coast by providing better transit, non-auto, and parking opportunities.		0	+	+	0		Policies established, recent attempts to implement planned improvements met citizen opposition.

Policy Groups	Not Appl.	Exist Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
5. Relate new development to adequate local and on-site recreation so as not to overload coastal recreation areas.		0	0	0	0		City's zoning ordinance require on site open space. Parks demand in most of coastal zone not met at this time.
L. VISUAL RESOURCES AND SPECIAL COMMUNITIES (S30251, 30253(5))							
1. Protect coastal scenic and visual qualities; site and design development to protect public views, minimize landform alteration, be compatible.		0	+	0	0	0	Scenic Highways Element establishes City policy. Additional ordinances, specific plans, redevelopment plan necessary. Orange Co. participation on proposed bluff line regional park necessary.
2. Protect special coastal communities and neighborhoods.		0	0	0	0		Redevelopment activity in downtown area not final; key tool for rehabilitation.
M. PUBLIC WORKS (S30254)							
1. Sewer and water: Limit capacity, service system, special district boundaries to serve development consistent with Coastal Act. Where capacity is limited, reserve portion for essential uses and recreation.		0	0	+	0		Both sewer and water capacity must consider its regional services versus environmental effects.
		-	0	0	0		Flood control facility expansion also requires analysis and coordination.
2. Transportation: Design to serve development, but maintain rural Highway 1 as scenic, 2-lanes. Where capacity is limited, reserve portion for essential uses and recreation.		0	0	0	0		Capacities on arterials & PCH taxed at peak usage hours. With increased usage required must handle additional vehicles or alternative transp, Massive management & coordinative task. Additional data collection necessary,

Policy Groups

Not
Appl,

Exist
Cond.

Local
Policies

Local
Land Use

Local
Zoning

Other
Actions

Remarks

N. INDUSTRIAL AND ENERGY FACILITIES
(S30250(b), 30260-30264, 30232,
30255)

1. Tanker facilities

0

0

0

0

Until probable extent of
off shore development is
ascertained, no definitive
planning effort possible.

2. LNG terminals

0

0

0

0

3. Off shore, on shore oil and
gas facilities.

0

0

0

0

Analysis of ordinances to
determine possible aesthetic
improvements to existing
facilities necessary to
improve scenic quality of
PCH.

4. Refineries

0

0

0

0

5. Power Plants

0

0

0

0

City General Plan reflects
existing facility. Ex-
pansion plans and impacts
requires additional
analysis.

2.4 Uses of More Than Local Significance

Section 00041 of the Local Coastal Program regulations requires that uses of more than local importance be identified and considered in the preparation of the Local Coastal Program. The location of these facilities which serve a regional rather than local area is depicted in the areawide description. Explanation of their operation and expansion plans have been discussed where appropriate in the policy group evaluation. The following list is intended to pinpoint these uses of more than local significance:

(1) State and federal parks and recreation areas:

- a. Bolsa Chica State Beach
- b. Huntington State Beach
- c. Huntington Beach Municipal Beach
- d. Proposed Bolsa Chica Linear Regional Park

(2) Major energy facilities:

- a. Edison generating plant
- b. Huntington Beach Oil Field (includes Bolsa Chica, offshore and tanker unloading facility)

(3) State and federal highways and other transportation facilities and public works:

- a. Pacific Coast Highway (Route 1)
- b. Beach Boulevard (Route 39)
- c. Mass Transit Corridor Pacific Electric Railroad Right-of-Way
- d. Bus transportation provided by OCTD to beach areas
- e. Orange County Sanitation Treatment Plant
- f. Flood Control facilities:
 - 1. Talbert Channel
 - 2. Huntington Beach Channel
 - 3. East Garden Grove - Wintersburg Channel
 - 4. Bolsa Chica Channel
 - 5. Westminster Channel

(4) Uses of larger-than-local importance:

a. Wildlife habitats:

- 1. Bolsa Chica wetlands
- 2. Wetlands areas along Pacific Coast Highway from Newland Street to the Santa Ana River
- 3. Beach areas



b. Uses that maximize public access:

1. Downtown Huntington Beach Redevelopment Area
2. Huntington Harbour boat launching facilities and beach areas

2.5 Summary of Key Issues

This final section of the Issue Identification lists the key issues that will be addressed in the Local Coastal Program. They are identified by policy groups and are as follows:

1. Shoreline Access

- (1) The key access issue is to meet the demand for additional pedestrian and vehicular access particularly in the future expansion of the City and State beaches, while maintaining the integrity of planned areas within and affected by the Coastal Zone.

2. Recreation and Visitor Serving Facilities

- (1) A number of significant land use decisions will be required to determine the extent of the visitor service and recreation facilities necessary to fulfill projected demands, appropriate locations in the coastal zone, the types of facilities desired and how those uses can best be integrated with existing and proposed beach facilities. City plans and ordinances will require amendment to give priority to those uses.

3. Housing

- (1) The coordination of City efforts to provide additional lower cost housing, especially new construction units in or adjacent to the coastal zone, with its overall planning to insure that alternate lower cost housing is available to those displaced by coastal zone development activities, should be addressed in the Local Coastal Program.

4. Water and Marine Resources

- (1) Identification of existing and projected problems affecting water and marine resources, as well as analysis of the adequacy of the City's implementation alternatives, control measures and possible monitoring should be addressed in the LCP.
- (2) How to provide public access to the Bolsa Chica while preserving its resources?



5. Diking, Dredging, Filling, and Shoreline Structures

- (1) Identification of areas that will require any filling, dredging, diking or shoreline structures that may be required. Additional investigation of the possible impacts of these activities on ocean and wetland resources as well as regulatory measures is also necessary.

6. Commercial Fishing/Recreational Boating

- (1) Should additional recreational marinas be constructed in the coastal area?

7. Environmentally Sensitive Habitat Areas

- (1) Resolution of ultimate ownership and use of the Santa Ana River Marsh. Essentially the question is preservation as a natural area or development with recreational facilities that compliment Huntington State Beach, Santa Ana River Greenbelt and the proposed Santa Ana mouth regional park. Methods of insuring that adjacent development is compatible will also be necessary.

- (2) The integration of uses in and surrounding the Bolsa Chica with State, County, and Coastal purposes.

8. Agriculture

No issue identified.

9. Hazard Areas

- (1) Updating of the City's ordinances to regulate development in hazard areas is necessary.

10. Forestry and Soils Resources

Policy not applicable to Huntington Beach.

11. Locating and Planning New Development

- (1) Residential densities, circulation, the integration of long-term oil production facilities, siting to preserve and provide access to vistas, maximization of onsite open space, and the impact of offshore oil development on adjacent oil production facilities for the Seacliff Planned Community should be addressed in the Local Coastal Program.
- (2) The oceanfront residential area from Goldenwest Street and Sixth Street should be addressed to determine development intensities, location of development nodes, and lot consolidation.



- (3) The Local Coastal Program should carefully examine the demand for recreation and visitor serving or other uses between Lake Street and Newland Street to determine the extent to which these types of uses are economically viable and desirable. Implementation vehicles that give priority to visitor serving facilities over residential uses may be required. The integration of the ultimate uses with the beach, existing visitor serving and commercial facilities, and the surrounding residential will also be important.
- (4) In the Downtown area the key issues are the extent and nature of the specialty commercial development proposed for the area, the manner in which those visitor serving facilities are integrated with the pier and beach areas, and what implementation methods will be required if redevelopment is not approved.

12. Visual Resources and Special Communities

- (1) Current City policy reflects the desire to preserve coastal visual resources. The expansion of development regulations, the preparation of precise plans as well as acquisition and development programs, and the coordination of Pacific Coast Highway, State Beach and other public and private improvements may be required as part of the Local Coastal Program.

13. Public Works

- (1) Coordination of the actions of various County, City, and State Departments and Agencies, as well as those of private individuals, businesses, and public services companies operating in the coastal area will be a major task of the Local Coastal Program.
- (2) Updated information regarding the projected demand for transportation facilities (streets, mass transit, and bicycle) will be necessary to insure that adequate access to coastal resources will be available.

14. Industrial and Energy Facilities

- (1) Determine the extent of development of offshore oil facilities and the resultant need for expansion of onshore oil storage and transportation facilities. Can improved pipeline transport be utilized to meet increased energy demands, while assuring acceptable safety levels?
- (2) What impacts will result from expansion of the Southern California Edison Company generating plant on adjacent land uses and on the beach ocean resources.



3.0

DESCRIPTION OF MAJOR TASKS

3.1

Administration

Administration will be a significant portion of the LCP effort. The administrative tasks involved are as follows: establishing and maintaining a filing system; providing information to persons, groups, or businesses who request it; attending meetings with Orange County, adjacent cities, special districts, public agencies and other City departments to insure coordination of Planning activities; sending for background and other resource materials; overseeing the budget; obtaining consultant assistance where necessary; scheduling and coordinating tasks and staff; and supervising and reviewing.

Section 30604 of the Coastal Act requires that development permitted in the coastal zone prior to certification of the LCP not prejudice its preparation. Since several large projects have recently been submitted to the Regional Commission and others may be submitted during the LCP preparation period, it is important that the Regional Commission staff and City staff coordinate on permits that could prejudice the LCP while it is being formulated. This activity will require administrative time even though significant areas of coastal Huntington Beach have been granted categorical exclusion status.



Objective: Provide staffing to insure adequate handling of administrative responsibilities.

Major Work Elements: Described above.

Estimated Staff Time: 4.0 LCP Staff months.*

3.2 Policy Group Studies

2.3.1 Shoreline Access

Since the beach areas from Pacific Coast Highway to the shoreline are almost entirely in public ownership, shoreline access is preserved in Huntington Beach. The primary activity, therefore, will center around coordinating expansion and refurbishing of existing City and State beaches. During Phase II of the LCP preparation, coordination of these activities in Huntington State Beach will be necessary. The purpose is to insure that additional pedestrian and vehicular access is provided in their expansion plans. It will also be necessary to identify additional feasible opportunities for expanding public access (beaches, vista points, and boat launching facilities) to the Huntington Harbour shoreline. This will require parcel by parcel analysis of shoreline lots.

Objective: Insure maximum public access to the shoreline.

Major Work Elements: Described above.

Products: Coastal Element will identify vehicular, pedestrian and visual access points. Memo to Regional and State staffs will reflect work completed.

Estimated Staff Time: 1.0 LCP Staff month.

3.2.2 Recreation and Visitor-Serving Facilities

While much data regarding the demand for recreational and visitor-serving facilities in Huntington Beach is available, this data needs to be analyzed, interpreted and updated where required. Identification of parcels that have recreation or visitor-serving facility potential for the entire coastal zone will be necessary. Feasible parcels will be identified and ranked according to

* A staff month is defined as one staff member working full time for one month.



compatibility with Coastal Act policies. Coordination with revitalization efforts in the Downtown and municipal pier area will also be necessary. This activity would require providing input relating to Coastal Act policies, overall coastal zone recreation visitor-serving facility location needs, monitoring Redevelopment Commission and Agency meetings, and insuring citizen participation. Recent commitments to a bluffline regional park surrounding the Bolsa Chica area will require the coordination of both City and County.

Objective: Determine the demand for additional visitor-serving and recreational facilities, appropriate locations, types of facilities desired and feasible that are consistent with Coastal Act policies, and existing facility development.

Major Work Elements:

1. Determine the demand for additional visitor-serving facilities in the coastal zone.
2. Inventory and rank parcels in coastal zone with recreational or visitor-serving facility potential.
3. Map areas.
4. Review of findings with City of Huntington Beach Redevelopment Agency, Recreation and Parks Department, Harbors and Beaches Department, County of Orange Environmental Management Agency, and State Department of Recreation and Parks.
5. Coordinate and cooperate with County of Orange to facilitate the acquisition and development of a regional park facility on the bluffs surrounding the Bolsa Chica wetlands.
6. Determine compatibility of possible sites with Coastal Act policies regarding special habitat areas, hazard areas, etc.
7. Describe facilities suitable for selected sites.
8. Provide special emphasis on determining parking facility demand and identifying feasible sites for additional beach parking.



Products:

1. All products will be incorporated into the land use plan consistent with Coastal Act policy.
2. A report will be prepared for Coastal Commission staff review reflecting analysis.

Estimated Staff Time: 6.0 LCP Staff months.

3.2.3

Housing

The coastal zone of Huntington Beach is the location of much of the City's lower cost housing. Because the residential areas are the oldest in the City, housing is older, smaller, and in some locations in need of refurbishing.

As pressure to recycle existing lower cost housing increases, the need to provide alternate lower cost housing will increase. This is especially critical if additional visitor-serving, recreation, or high quality residential or commercial uses are to be provided in these areas of the coastal zone.

Objective: Coordinate City efforts to provide additional lower cost housing, especially new construction units in or adjacent to the coastal zone, with its overall planning to insure that alternate lower cost housing is available to those displaced by coastal zone development activities.

Major Work Elements:

1. Review and extract existing housing stock data from City of Huntington Beach Housing Element, Housing Assistance Plan, Community Analysis Project, and Orange County Housing Authority reports.
2. Identify areas where pressure to recycle low cost housing is increasing and determine methods of preserving and/or rehabilitating lower cost housing.
3. Identify feasible locations for new construction, low cost housing and designate on the land use plan.

Products: The text of the land use plan will contain an evaluation of the low and moderate income housing and the map will designate residential land use areas that are consistent with Coastal Act policies. A memo will be provided.



Estimated Staff Time: 1.0 LCP Staff month.

3.3.4 Water and Marine Resources

Background information will be obtained and received regarding water quality and marine resources. An attempt will be made to identify existing and anticipated resource pollutants as well as their effects on riparian and marine habitat areas. This will include the review of existing plans and environmental impact reports as well as discussions with various local, State and Federal agencies. Identification of the regulatory powers of local, State and Federal agencies in this area will also be conducted. Existing or potential areas with runoff or sedimentation and aquifer recharge areas will also be identified. Salt water intrusion problems will also be addressed. Emphasis will be placed on addressing problems affecting the Bolsa Chica wetlands, Santa Ana River marsh area, Sanitation Treatment Plant effluent and discharge from the Edison generating plant.

Major Work Tasks: Described above.

Products: Supportive documentation for decisions related to water and marine resources consistent with Coastal Act policies. A memo informing the State and Regional staffs of completed work will be provided.

Estimated Staff Time: 1.0 LCP Staff month
.25 Other staff*
1.25 Staff months

3.2.5 Diking, Dredging and Filling, and Shoreline Structures

Research in this policy area will need to examine where these activities now exist or are planned, the impacts of such activities on coastal resources, and the adequacy of existing regulations to meet the standards of the Coastal Act. Since activities of this kind are generally under the purview of other agencies, the City will have to rely heavily on information provided by other agencies.

Objective: Identify diking, dredging, and filling activities which affect the Coastal Zone and assess the impact of these activities on coastal resources.

* Other staff refers to members of other City Departments having special knowledge in the subject area.



Major Work Elements:

1. Inventory of existing and proposed shoreline structures.
2. Identify areas where diking, dredging, filling, and spoils disposal are occurring or are planned, including Huntington Harbour and Santa Ana River mouth areas.
3. Assess the impact of these activities on coastal resources. Identify alternatives or mitigation measures. Review relevant EIR's.
4. Review City ordinances and statutory powers given to other agencies to determine adequacy to implement coastal policy. Identify deficiencies in existing regulations.
5. Incorporate policy into text of land use plan.
6. Designate appropriate land uses on map.

Products: All products consistent with Coastal Act policy will be incorporated into the land use plan. No separate reports will be produced. A memo informing the Regional and State staffs of completed work will be provided.

Estimated Staff Time: 1.0 LCP Staff months
.25 Other Staff months
1.25 Staff months.

3.2.6 Commercial Fishing and Recreational Boating

Commercial fishing is not found in Huntington Beach due to the lack of natural harbors. Such fishing facilities are available in adjacent cities. The one existing harbor area is the man-made Huntington Harbour residential marina complex with its connecting waterways to serve 9000 vessels. The marina facilities are almost completely developed. Consistent with Coastal Act policies requiring the encouragement of recreational boating via new facility development, an analysis of other potential marina sites and expansion possibilities for Huntington Harbour will be explored. Assessment of demand for these types of facilities will also be completed.

Objective: Determine if additional recreational marina development is feasible.



Major Work Tasks:

1. Identification of the demand for recreational boating facilities in the coastal zone.
2. Identification of potential sites, indicating priorities.
3. Analysis of compatibility of additional marina development with Coastal Act policies and coastal resources.
4. Mapping of recommended sites.

Products: A memo informing Regional and State staffs will be provided.

Estimated Staff Time: 1.0 LCP Staff month.

3.2.7

Environmentally Sensitive Habitat Areas

Two major sensitive habitat areas have been identified in coastal Huntington Beach. These areas are the Santa Ana River marsh area encompassing the recently declared surplus Caltrans property, and the Bolsa Chica wetlands. Both of these areas have been designated for acquisition by the Coastal Commission. Only the Bolsa Chica has been funded, however. The Bolsa Chica is also under the jurisdiction of Orange County's Local Coastal Program. Recent decisions by the City of Huntington Beach have set the stage for annexing the portion of the Bolsa Chica area not currently owned or planned for acquisition by the State. Coordination with the County of Orange over the planning effort in this area will be necessary.

Objective: Document land use impacts on habitat areas and identify land uses that are compatible with special habitat area preservation.

Major Work Elements:

1. Evaluate land use and human activity impacts on Santa Ana River marsh area.
2. Evaluate land uses adjacent to Bolsa Chica within City jurisdiction to determine impacts on wetlands area.
3. Determine land use plan designations based on habitat sensitivity.



4. Determine compatible adjacent land uses and development requirements.
5. Monitor and provide supportive information for State acquisition in the Bolsa Chica and Santa Ana River marsh areas.
6. Incorporate findings in text and land use plan map.

Products: No separate report will be produced. A memo informing the Regional and State staffs of completed work will be provided.

Estimated Staff Time: 3.0 LCP Staff months.

3.2.8 Hazard Areas

Considerable data about hazard areas is presently available in the Seismic-Safety Element of the General Plan and Geotechnical Inputs report of 1974. Updating data to reflect new information and recent improvements, especially in flood control and water capability for fire fighting will be necessary. This data needs to be included in the land use plan. Determine need for additional flood control improvement projects and advise and coordinate with various specialized agencies. Review criteria for new development type and siting in hazard areas. Plan for revisions of development control measures under revised hazard guidelines.

Objective: To include in the land use plan measures which reflect coastal policies.

Major Work Element: See description above.

Product: Land use plan additions and a memo informing Regional and State staffs of completed work.

Estimated Staff Time: 1.0 LCP Staff month.

3.2.9 Locating and Planning New Development

Issue area identified in 2.2.11 of this document will require study and analysis both separately and in conjunction with total consideration of a balance of uses, integration with existing uses, a development nodes concept and coastal priorities.



Objective: Provide for new development to be located and planned consistently with Coastal Act policies.

Major Work Elements:

1. Prepare an area study plan for the Seacliff area considering residential densities, other uses, circulation, the integration of long-term oil production facilities both within the area and from off-shore, siting to provide access to vistas and maximization of on-site open space to insure implementation of Coastal Act and specific development measures.
2. Prepare a downtown area study plan to consider development nodes, the question of residential on lots facing the ocean, the pier and six block adjacent potential specialty commercial center, and the density and nature of surrounding residential areas. Integrate this area plan with redevelopment plans if approved. Indicate measures necessary to assure the implementation of Coastal Act policies.
3. Prepare an area study plan for the Lake Street to Newland Street coastal area reflecting locations, intensity and arrangement of uses: residential, recreation, visitor-serving accommodations, and commercial. Recommend uses for State properties consistent with Coastal Act policies and compatible with a balance of uses, coordinate with property owners to facilitate plan implementation.
4. Include Development section in Coastal Element to establish provisions which will be consistent with Coastal Act policies and upon which implementation measures can be based.

Product: A Development section and three area study plans including maps to be a part of the draft land use plan.

Estimated Staff Time: 6.0 LCP Staff months.

3.2.10 Visual Resources and Special Communities

Though City policy reflects the desire to preserve coastal resources, there is a need to develop criteria for indentifying further the scenic vistas and methods for preserving, even improving them.



Objective: Protect visual qualities of the coastal area and special communities as resources of public importance.

Major Work Elements:

1. Pursue coordinative planning with Orange County to effect the proposed bluffline regional park.
2. Update Scenic Highways and Open Space Conservation Elements of General Plan to reflect changes occurring during LCP preparation.
3. Seek official scenic highway designation for Pacific Coast Highway by implementing the required features via zoning or other ordinances.
4. Study of areas suitable for acquisition for preservation of vistas.

Product: Revisions as necessary to the General Plan. Memo to State and Regional staff of completed work.

Estimated Staff Time: 1.0 LCP Staff months.

3.2.11 Public Works

The major work in this task is a transportation/access study to derive means to improve public access and movement. Capacity studies in other public works areas, particularly sanitation, will enable comprehensive coordination of coastal area improvements, system expansions, etc., in accord with Coastal Act policies. These studies will provide policy-making data for the land use plan. A coordinative mechanism needs to be implemented to incorporate the plans of various agencies under Coastal Act policies.

Objective: Provide policy coordination to assure Coastal Act stipulations and priorities of land use are followed.

Major Work Elements:

1. Determine recreational demand by visitors and residents - translate to street capacities.
2. Transportation corridors study of existing arterials and projections of results after improvements. Alternatives study of mass transit, bicycle trails, pedes-



rian bridges. Adjust Circulation Plan to provide for increased access to coastal resources.

3. Analysis of County's sanitation system as it affects the coastal area. Project term of its present capacities, effects of proposed expansions on area growth capabilities, effect on environment.
4. Coordinate activities of County, State and City departments and agencies and public service companies operating in the coastal area. Develop mechanism to review all these proposals.

Product: Transportation/Access Study for input to the land use plan. Various EIR/EIS comments. Memo to State and Regional staffs about completed tasks.

Estimated Staff Time: 2.0 LCP Staff months.
 .5 Other Staff
 2.5 Staff months.

3.2.12 Industrial and Energy Facilities

Since Huntington Beach already has existing oil, gas, and energy facilities and has been referenced by OPR (see Section 2.2.14 of this Work Program) as a preferred land-fall and onshore processing area, Huntington Beach has high interest in coordinating these activities to minimize adverse impacts to Huntington Beach and the coastal area. Assessments of oil/gas facilities and energy facilities of this region will be necessary. In addition, development of policies for land use plan and implementation measures to integrate existing and new facilities compatibly in their surroundings must be pursued.

Objective: Develop mechanisms to coordinate plans, evaluate and mitigate impacts of energy and industrial facilities according to Coastal Act policies.

Major Work Elements: The full description of tasks in this area is found in the Coastal Energy Impact Program proposal document being prepared by the City of Huntington Beach. The following summarizes the three task areas:

1. Oil and Gas production tasks - (a) Review OCS EIR.
 (b) Assess oil firms' onshore and offshore development



plans and facility requirements. (c) Map locations of existing and proposed facilities. (d) Determine time phasing of proposals. (e) Evaluate environmental and economic effects of each activity. (f) Explore alternative land uses and oil production methods.

2. Power Plant Tasks - (a) Review EIR/EIS and other documents. (b) Map locations of present and proposed facilities and equipment. (c) Obtain time phasing information for proposed expansion. (d) Evaluate impacts in and out of coastal areas due to expansion. (e) Assess impacts on development growth and possible mitigations.
3. Coordination and Planning Tasks - (a) Coordinate with public agencies to meld decisions on energy. (b) Determine feasibility of recreation or access dual usage. (c) Compile composite of locational data. (d) Formulate scenarios of City alternatives in the development of mitigation measures.

Product: Background reports on oil/gas production and energy impacts to input to the land use plan. Memo to State and Regional staffs to inform of completed tasks.

Estimated Staff Time: 6.0 LCP Staff months
 .5 Other Staff months
 6.5 Staff months.

3.3 Coastal Element Preparation

As previously indicated, the land use plan required by the Local Coastal Program will be prepared as a Coastal Element of the City of Huntington Beach General Plan. It will include a determination of land use designations for the area of Huntington Beach within the coastal zone as well as development and resource policies. The Coastal Element will also identify development criteria that should be included in existing, revised, or new zoning ordinance provisions. The Coastal Element will be prepared to reflect and implement the policies of the Coastal Act. The text will address all of the fourteen major policy groups identified in the Local Coastal Program Manual and as addressed in the Issue Identification analysis. The emphasis of the Coastal Element will be on the more critical planning issues that have been identified. An EIR will also be prepared as an integral part of the Coastal Element.

The City of Huntington Beach will approach the preparation of the Coastal Element utilizing data compiled on service system capacities,



resource constraints, the results of research conducted in each of the policy group areas and redevelopment efforts in the City's downtown area. The primary task involved, however, will be a parcel-by-parcel review of the undeveloped, partially developed and recyclable properties in the coastal zone. The policies and priorities of the Coastal Act will be used as the basis for determining appropriate locations and intensities of development. Following the parcel-by-parcel review, buildout calculations will be made to assess impacts on public service systems and coastal resources.

To summarize, the major work elements for preparation of the Coastal Element are:

1. Develop data base maps that record the baseline information necessary to determine appropriate land uses.
2. Project population growth, recreation and visitor-serving facility demand, and analyze development needs of the City and coastal zone.
3. Conduct parcel-by-parcel review of undeveloped and partially developed land in coastal zone. Determine land use consistent with coastal policy, service system capacities, resource preservation and other accumulated data.
4. Calculate buildout for designated land uses to determine impacts on water, sewer, transportation, other public service facilities, and on coastal resources.
5. Identify uses permitted under present City zoning to determine compatibility with Coastal Element and designate zoning ordinances, and other regulations in need of revision.
6. Prepare draft land use map.
7. Prepare draft text for Coastal Element, incorporating as documentation, policy framework, coastal issues and resolutions, and EIR.
8. Obtain preliminary review of Coastal Element by Coastal Commission staff.

It is estimated that this portion of Phase II will require the following staff time:

8.0	LCP Staff Months
<u>1.0</u>	Other Staff Months
9.0	Staff Months



3.4 Zoning Ordinance Preparation: (Phase III)

The focus of Phase III of the Huntington Beach Local Coastal Program will be to prepare the zoning ordinance, precise plans, specific plans, and any other regulatory device necessary to implement the Coastal Element. In addition to the text of a zoning ordinance, a zoning district map will be prepared to specifically delineate appropriate land uses. Where necessary other City ordinances may need to be developed or revised.

A work program specifically for Phase III is necessary because the land use plan has not been determined and a number of significant "implementation activities" affect the coastal zone at this time. Primarily, the outcome of the State's acquisition activity in the Bolsa Chica and Santa Ana River marsh area, the County of Orange's efforts to acquire a regional park site on the bluffs overlooking the Bolsa Chica wetlands, and the City's efforts to establish a redevelopment plan in Downtown Huntington Beach will significantly affect the development regulations necessary to implement the Coastal Element. Within the Phase II period progress should be made by these agencies that will indicate if additional or revised zoning regulations are needed.

The Phase III work program will:

1. Identify all major tasks and estimate staff and time required to accomplish tasks.
2. Determine scheduling.
3. Design Phase III work program and grant request.

Estimated Staff Time: 1.0 LCP Staff month.



4.0

INTERGOVERNMENTAL COORDINATION

All affected governmental agencies and special districts must be given maximum opportunity to participate in the preparation of the Local Coastal Program. Special districts and agencies will be included in the mandated public participation process, but in addition special meetings will be arranged before the review process to encourage early input by these important participants.

4.1

Government Agencies with Jurisdiction in Coastal Zone

Some of the government agencies which should participate in the Local Coastal Program preparation in Huntington Beach are: adjacent municipalities, county agencies, sanitation districts, flood control and water districts, county and city departments, and the state and federal agencies listed in Appendix A of the LCP Manual. The following have jurisdictions affected by coastal planning in Huntington Beach.

City of Seal Beach
City of Newport Beach
Orange County Water District
Orange County Transit District
Orange County Sanitation
District

California Office of Planning
and Research
California Department of Fish
and Game
California Department of Harbors
and Beaches



Orange County Environmental
Management Agency, including:

Orange County Flood
Control District
Orange County Harbors,
Beaches & Parks District
Current Planning and
Development
Advanced Planning

Huntington Beach Union High
School District

Coast Community College
District

Southern California Associa-
tion of Governments

California Department of Parks
and Recreation

California Public Utilities Com-
mission

California Coastal Commission
State Lands Commission

California Department of Water
Resources

California Department of Transpor-
tation

California Department of Public
Works

Energy Resources Development Agency

Federal Energy Administration

Federal Power Commission

4.2 Roles in Local Coastal Program Formulation

In compliance with Section 30504 of the Coastal Act, the LCP process will establish a mechanism whereby development plans and activities of special districts and agencies will be considered in the preparation of the Local Coastal Program. Agency interactions will be stimulated by the City to assure that coordinative interfaces occur on matters affecting development activities in the coastal zone. Much of this coordination will involve reviewing environmental documents of proposed projects.

4.3 Involvement Process

All notices for review sessions, studies, etc., will be transmitted to affected agencies and special districts. Documents will be made available for the information of these agencies. The plans of individual districts and agencies will be used in the preparation of the land use plan. Liaison contacts will be established to enable direct communications between the City and special districts and agencies. Meetings with individual departments and agencies will be held to clarify plans and impacts and to inform districts of constraints that the LCP may place on the timing and phasing of their development activities.

Objective: Provide special districts and governmental agencies maximum opportunity to provide input to the LCP.

Major Work Elements:

1. Transmit notices about the LCP preparation schedule and document drafts to affected agencies, districts, public service



companies, and industries. Receive and evaluate document reviews and other input to the LCP.

2. Specifically locate activities and property of these agencies by mapping and establish liaison contacts with each.
3. Establish a City mechanism to receive information and comment about proposed plans in conjunction with the EIR/EIS process.
4. Arrange meetings with districts, agencies and departments to encourage early input of development plans. When plans of one agency will be affected by plans of another, coordinative meetings will be arranged to stimulate interactive planning.
5. Provide copies of the land use plan for all agencies and districts to review.

Estimated Staff Time: 3.0 LCP Staff months.



5.0

CITIZEN PARTICIPATION

Maximum participation of the public in the preparation of the LCP is required by Sections 30503 and 30504 of the Coastal Act. An informational and educational program will be maintained in conjunction with the LCP preparation providing several means of participation for citizens.

5.1 Existing Public Input Process

Interested groups and individuals have been included in the present process of Issue Identification. A notification list was developed to include: homeowners associations, environmental organizations, Chamber of Commerce, historical and cultural organizations, League of Women Voters, realtors, merchants, and the Coordinating Council as well as private industries. Notification of the LCP work program preparation process and schedule was mailed to those on the list and others requesting inclusion. A public information presentation and hearing was held August 16, 1977 before the Planning Commission to present the Draft Issue Identification. Hearings at this stage were not required. However, this hearing was offered as a means for citizens to make an early input to the planning process. Written and verbal comments were received for inclusion in the revision of the Issue Identification, which is Section 2.0 of this Work Program.



The Huntington Beach Local Coastal Program approach to citizen participation will be to continue to encourage participation in each phase at an early stage. This will require educational and informational programs to maintain citizens at a level of knowledge necessary for valuable participation. A periodic newsletter will provide summary progress information on the LCP. A Citizens Advisory Committee will formally review all LCP documents. Displays and data maps will be constructed to depict LCP concepts. These displays and staff speakers will be scheduled for information meetings of civic organizations. Special press releases reporting on specific issues and the proposed program will be prepared.

Objective: Provide organizations and individual citizens early opportunities for input to the Local Coastal Program.

Major Work Elements:

1. Establish a Citizens Advisory Committee for a continuous following of the local coastal planning. It will meet regularly to review progress being made by the staff, develop advisory opinions on policy concepts, and particularly to review and comment on LCP documents. Members of the Citizens Advisory Committee will be chosen from individuals and groups that have expressed interest in the Local Coastal Program. An attempt will be made to develop a committee that represents the varying interests within the coastal zone as well as the entire City of Huntington Beach.
2. Construct displays and data maps depicting LCP concepts.
3. Provide speakers and visual aids for civic organizations desiring information about coastal planning.
4. Draft special reports on coastal issues and the LCP plans for publication in the press.
5. Maintain an up-to-date notification listing of citizens, groups and organizations, agencies, special districts and companies who should be informed about coastal planning. Add, as requested, additional names and addresses. Use this listing for notice mail-outs, etc.
6. Produce a periodic newsletter providing a summary of progress on the LCP. Distribution will be made to all the organizations and agencies on the notification listing and upon the request of others.
7. Distribute copies of the Draft Land Use Plan for review of interested individuals and organizations.



Estimated Staff Time: 3.0 LCP Staff months.

5.3 Local Public Hearings

Upon completion of the draft Coastal Element, public hearings before the Planning Commission and City Council will be conducted. The purpose of these hearings will be to identify and resolve questions or problems raised by the public in order that a resolution endorsing the coastal element may be adopted by the City. Additional hearings will be scheduled as needed for specific issue input from the public. It is intended to utilize the hearing process during the plan preparation in order to provide numerous opportunities for public comment at the earliest possible stages.

Objective: To insure public review and comment on the Local Program/Coastal Element prior to Planning Commission and City Council adoption.

Major Work Elements:

1. Distribute notices regarding the time and date of hearing to individuals, organizations, industries, districts, and agencies.
2. Transmit drafts of documents to pertinent agencies in time for timely review.
3. Preparation of Staff presentation.
4. Staff participation at the hearings.
5. Incorporation of revisions necessary.

Estimated Staff Time: 2.0 Staff months.

5.4 Coastal Commission Public Hearing

When the Coastal Element is approved by the City Council and Planning Commission, it will be submitted to Regional and State Coastal Commissions for review and certification. The Element will include the required land use map, accompanying text containing development policies and EIR.

Objective: To receive certification of the Huntington Beach Local Coastal Program/Element by the Regional and State Coastal Commissions.



Major Work Elements:

1. Preparation for staff presentation.
2. Participation at hearing.
3. Incorporation of revisions necessary.

Estimated Staff Time: 1.0 LCP Staff month.



6.0

COMPLETION SCHEDULE

Preparation and certification of the Local Coastal Program/Coastal Element (Phase II) will require eighteen (18) months. To accomplish the tasks identified in Sections 3.0, 4.0, and 5.0 within this time frame, two full time planners, working exclusively on the Local Coastal Program, will be necessary. Administrative, clerical, and drafting support will be required at the following levels: one-ninth the time of the Assistant Planning Director, one-half the time of a draftsman , and one-third of a secretary's time.

As depicted in Figure 6-1, initial and concurrent work is scheduled to begin on the Shoreline Access, Recreation and Visitor-Serving Facilities, Sensitive Habitat Areas, and Public Works policy group areas. These areas were chosen as initial areas of study as the result of planning activities by private developers and other agencies that have been or soon will be started. In addition, this will establish the available and proposed public works capacities as basis for further analysis. Activity for the policy group area of New Development will begin in November and for Hazard Areas in December. Work on Diking, Dredging, and Filling and Recreational Boating will begin in January, 1978. The remaining policy groups' analysis will begin in March and April, 1978. It is expected that these parts will be



substantially completed for inclusion in the Coastal Element, scheduled to be in preparation from May through the end of 1978. Local public hearings are scheduled for January and February, 1979. Coastal Commission hearings are scheduled for March, 1979. As depicted in Figure 6-1, administration, intergovernmental coordination and citizen participation are ongoing tasks expected to continue during the entire Local Coastal Program preparation.



Figure 6-1

[illegible]

7.0

ESTIMATED BUDGET

Included with this work program is the City's estimate of the funding required and the funding resources for Phase II of the Local Coastal Program. This is the Coastal Element preparation phase which also includes a work program for Phase III, the implementation phase. The budget estimates for Phase III will be part of the work program for Phase III which is expected to be ready at the end of 1978. Figures 7-1, 7-2, and 7-3 outline the Phase II Budget.

7.1 Estimates

Phase II staff requirements are summarized in Figure 7-1. The work estimates are counted in staff months totaling 52 for LCP Staff. Other staff such as printers and technical specialist advisors will supply 2.5 months. As the figure shows, the three pre-planning tasks requiring the most effort are Recreation and Visitor-Serving Facilities, Locating and Planning New Development and Industrial and Energy Facilities. The preparation of the Coastal Element itself is the overall largest task in Phase II.

The funding required for Phase II Local Coastal Program tasks are based on the proportion of the Staff month that the various personnel will be working on these tasks. The Coastal Planner III and Coastal Planner I will provide full-time personnel for this program. The Draftsman will contribute half his time and the Typist, one third. Approximately 2 hours per week will be required by the Assistant Planning Director to oversee the management of the program. The funding for the nine month period Oct. 77 through June, 78 for personnel totals \$42,984.46. Operating expenses during that same nine-month period will be \$1,890. Figure 7-2 depicts these requirements for the first nine month period which will encompass most of the preparatory studies and work for the Coastal Element. Figure 7-3 lists the funding required for the second nine-month period of Phase II, July 1, 1978 through March 30, 1979. Funding required for the total eighteen month work program totals \$89,969.81.



PHASE II STAFF REQUIREMENTS
COASTAL ELEMENT PREPARATION
LOCAL COASTAL PROGRAM

Task Area	Estimated Time in Staff Months	
	LCP Staff	Other Staff
3.1 Administration	4.0	
3.2 Policy Group Studies		
3.2.1 Shoreline Access	1.0	
3.2.2 Recreation and Visitor-serving Facilities	6.0	
3.2.3 Housing	1.0	
3.2.4 Water and Marine Resources	1.0	.25
3.2.5 Diking, Dredging and Filling and Shoreline Structures	1.0	.25
3.2.6 Commercial Fishing and Recreational Boating	1.0	
3.2.7 Environmentally Sensitive Habitat Areas	3.0	
3.2.8 Hazard Areas	1.0	
3.2.9 Locating and Planning New Development	6.0	
3.2.10 Visual Resources and Special Communities	1.0	
3.2.11 Public Works	2.0	.5
3.2.12 Industrial and Energy facilities	6.0	.5
3.3 Coastal Element Preparation	8.0	1.0
3.4 Phase III Work Program	1.0	
4.0 Intergovernmental Coordination	3.0	
5.0 Citizen Participation	3.0	
5.3 Local public hearings	2.0	
5.4 Coastal Commission hearing	1.0	
TOTAL	52.0	2.5

Note: Estimates based on following staff resources:

1 - Assistant Planning Director	2.0
1 - Coastal Planner III	18.0
1 - Coastal Planner I	18.0
1/2 - Draftsman	9.0
1/3 - Typist	6.0
TOTAL STAFF MONTHS	52.0 Staff months



PHASE II
COASTAL ELEMENT PREPARATION
LOCAL COASTAL PROGRAM

FUNDING REQUIREMENTS
October 1977 - June 30, 1978

PERSONNEL

Position	Hourly ¹ Rate	Hours/ Week	No. of Pay Periods	Total ³
Assistant Planning Director	14.30	2.	18	\$ 1,338.48
Coastal Planner III (Associate Planner)	8.84/ ₂ 9.33	40	18	16,854.24
Coastal Planner I (Planning Aide)	6.81/ ₂ 7.18	40	18	12,979.20
Draftsman	7.40	20	18	6,926.40
Clerk Typist	4.85	13.2	18	<u>2,996.14</u>
			Subtotal	\$41,094.46

OPERATING EXPENSES (9 Mos)

Telephone \$60/month	X	9	\$ 540
Office \$90/month	X	9	810
Duplicating \$60/month	X	9	<u>540</u>
		Subtotal	\$1,890
		Total Costs	\$42,984.46

NOTE: If Energy task 3.2.12 is fundable through CEIP, the following direct costs would be subtracted from the above total:

Coastal Planner I 6.81/ x 40 hrs/week x 12 pay periods \$8,729.76
(6 mos.) 7.18/hr

Total OPR Requirement \$34,254.70

- ¹Does not include employee benefits
²Reflects merit increase after 6 months service
³Reflects employee benefits at 30% of salary



PHASE II
COASTAL ELEMENT PREPARATION
LOCAL COASTAL PROGRAM

FUNDING REQUIREMENTS
July 1, 1978 - March 30, 1979

PERSONNEL

Position	Hourly ¹ Rate	Hours/ Week	No. of Pay Periods	Total ²
Assistant Planning Director	15.30	2.	18	\$ 1,432.08
Coastal Planner III (Associate Planner)	9.98	40	18	18,682.56
Coastal Planner I (Planning Aide)	7.68	40	18	14,376.96
Draftsman	7.91	20	18	7,403.76
Clerk Typist	5.18	13.2	18	<u>3,199.99</u>
			Subtotal	\$45,095.35

OPERATING EXPENSES (9 Mos)

Telephone \$60/month	X	9	\$ 540
Office \$90/month	X	9	810
Duplicating \$60/month	X	9	<u>540</u>
		Subtotal	\$1,890
		Total Costs	\$46,985.35

¹ Does not include employee benefits but does reflect probable 7% cost of living increase July 1, 1978

² Reflects employee benefits at 30% of salary



7.2

Funding Sources

There are several sources anticipated to provide the funding required for this Local Coastal Program. The California Office of Planning and Research (OPR) administers federal Coastal Zone Management Act (CZMA) funds and will enter into a contract with the City to fund the eligible portions of this work program of the LCP. The Regional and State Coastal Commission review determines that eligibility of the tasks for funding. State funds match by 20 percent the total CZMA federal funds available to all coastal jurisdictions in the State. These OPR managed funds are expected to be the primary source for our LCP requirements.

A source of support for a part of the LCP may be the Coastal Energy Impact Program (CEIP). These federal funds are available to coastal states in the form of grants, loans and loan guarantees. This program will be administered by OPR in conjunction with the California Coastal Commission and the federal Office of Coastal Zone Management. The purpose of the financial assistance is to address the adverse impacts of coastal energy facility development. Funds may be used to prepare plans, protect or restore natural areas and construct public facilities. Since the Issue Identification of this Work Program has cited oil facility expansion due to offshore development and expansion of the Edison power plant as coastal issues, CEIP funding for the energy-related portion of the LCP planning appears applicable. If this part of the LCP is approved for funding allocation under CEIP, the total LCP funding requirement from OPR/CZMA funds will be reduced by that amount. The six-months period scheduled for the energy planning portion of the LCP can be costed at \$8,729.76, which is one Coastal Planner for six months (12 pay periods). This would reduce the total remaining funding requirement for the October '77 to June '78 period to \$34,254.70.

Another possible source of funds is under SB 90, Section 2231 of the Revenue and Taxation Code. This section authorizes local agencies to be reimbursed for programs mandated under State laws. SB 90 will apply only if federal grant funds are not sufficient to cover all non-optional activity costs of the local government. A memorandum of understanding (MOU) from the Coastal Commission at the time of Work Program review will indicate recommendation of approval of the local government's claim for SB 90 funds.



appendix A: application

RESOLUTION NO. 4542

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH APPROVING APPLICATION FOR COASTAL ZONE MANAGEMENT GRANT FUNDS AND COASTAL ENERGY IMPACT PROGRAM FUNDS FOR PREPARATION OF LOCAL COASTAL PROGRAM

WHEREAS, the City of Huntington Beach, recognizing the problems and issues identified in the applications for Coastal Zone Management Grant, desires to provide for a planning study contributing to improved coastal planning, decision-making, and management capability related to community development and growth; and

The City of Huntington Beach has developed an application package to deal with these development problems and issues; and the California State Office of Planning and Research, under authority of the California Government Code (Section 34200), may provide planning assistance for such a program and receive financial assistance from the California Coastal Commission as authorized by inter-agency agreement,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Huntington Beach hereby requests the Office of Planning and Research to provide planning assistance under authority of the California Government Code, with such financial assistance as may be provided by the California Coastal Commission, not to exceed Eighty-nine Thousand Nine Hundred Sixty-nine and 81/100 Dollars (\$89,969.81), and such grant funds that may be made available to the City of Huntington Beach under the provisions of the Coastal Energy Impact Program. Such planning assistance is more particularly described in the project description attached hereto and made part of this resolution.

BE IT FURTHER RESOLVED that the City Administrator of the City of Huntington Beach is hereby authorized and directed to execute all necessary applications, contracts and agreements, and any amendments thereto, in order to implement and carry out the purposes specified in this resolution.

PASSED AND ADOPTED by the City Council of the City of
Huntington Beach at a regular meeting thereof held on the
day of _____, 1977.

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:

APPROVED AS TO FORM:

City Administrator

City Attorney M.T.

INITIATED AND APPROVED
AS TO FORM:

Planning Director

Res. No.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

I, ALICIA M. WENTWORTH, the duly elected, qualified City
Clerk of the City of Huntington Beach, and ex-officio Clerk of the
City Council of said City, do hereby certify that the whole number of
members of the City Council of the City of Huntington Beach is seven;
that the foregoing resolution was passed and adopted by the affirmative
vote of more than a majority of all the members of said City Council
at a regular _____ meeting thereof held on the _____ day
of _____, 19_____, by the following vote:

AYES: Councilmen:

NOES: Councilmen:

ABSENT: Councilmen:

City Clerk and ex-officio Clerk
of the City Council of the City
of Huntington Beach, California

LOCAL COASTAL PROGRAM
APPLICATION FOR FUNDING
TOTAL WORK PROGRAM

Name of Applicant: City of Huntington Beach		
Project Director: Edward D. Selich		Title: Planning Director
Address: P.O. Box 190, Huntington Beach		Phone: 536-5271
Fiscal Officer: Frank B. Arguello		Title: Finance Director
Address: P.O. Box 190, Huntington Beach		Phone: 536-5236
District(s):		
Congressional: 34, 38, 40 State Senate: 36 State Assembly: 71, 73		
Months Required to Complete Total Work Program: 18 Mo. for Phase II		
Phase II Total Cost of Program: \$89,969.81		<u>OPR USE ONLY</u> Date Received: _____ <div style="text-align: right;">(OPR)</div> Assigned To: _____ <div style="text-align: right;">(Commission)</div>
Grant Requested \$42,984.46 for Grant Period FY - 10/77 to 6/30/78		
<div style="margin-top: 20px;"> <input checked="" type="checkbox"/> 1. Resolution authorizing grant application <input checked="" type="checkbox"/> 2. Application form <input checked="" type="checkbox"/> 3. Total Work Program <input checked="" type="checkbox"/> 4. Work Program Schedule (First and subsequent years) <input checked="" type="checkbox"/> 5. Products and other Milestones Description <input checked="" type="checkbox"/> 6. Budget <input checked="" type="checkbox"/> 7. Statement of Assurances <input checked="" type="checkbox"/> 8. Clearinghouse Form (Submit CA 189 or 424 to Area Clearinghouse and copy of form to OPR for submission to State Clearinghouse. Transmit verification of clearinghouse review when complete.) </div> <div style="margin-top: 20px; text-align: center;"> Submit two (2) copies of completed application to OPR. Submit one copy each to the regional and state commission offices. </div>		
Authorized Official	Signature	Date
Floyd G. Belsito		
Title		
City Administrator		

**LOCAL COASTAL PROGRAM
FIRST YEAR WORK PROGRAM SCHEDULE**

Name of Applicant: City of Huntington Beach

Project year
From Oct ,1977 to June 30 , 1978

Program Subcategory (Reference No. & Title)		Memo Date	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	
3.1 Administration												■■■■
3.2.1 Shoreline Access		11/11/77										
3.2.2 Rec. & Visitor Serving		3/31/78										
3.2.3 Housing		3/31/78										
3.2.4 Water & Marine Res.		4/28/78										
3.2.5 Diking, Dredging, Filling		1/27/78										
3.2.6 Recreational Boating		1/27/78										
3.2.7 Habitat Areas		1/6/78										
3.2.8 Hazard Areas		1/6/78										
3.2.9 New Development		3/31/78										
3.2.10 Visual Resources		3/31/78										
3.2.11 Public Works		12/23/77										
3.2.12 Ind. & Energy Fac.		6/30/78										
3.3 Coastal Element Prep.		12/20/78										■■■■
4.0 Intergovt. Coord.												■■■■
5.0 Citizen Partici- pation												■■■■
*Ref. numbers refer to the section of the Work Program where the task is described												

*Ref. numbers refer to the section of the Work Program where the task is described

Name of Applicant City of Huntington Beach

Date October 17, 1977

WORK PROGRAM SCHEDULE
SUBSEQUENT YEARS

REF. NO.	SUBCATEGORY	'78 FY 1978/79 '79				FY 1979/80				FY 1980/	
		JAS	QUARTER	JFM	AMT	QUARTER				QUARTER	
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd
3.1	Administration										
3.3	Coastal Element Prep.										
3.4	Phase III Work Program Prep.										
4.0	Intergovernmental Coordination										
5.0	Citizen Participation										
6.1	Local Public Hearings										
6.2	Coastal Commission Public Hearing										

Page 2 of 2

All Local Coastal Programs to be certified by January 1, 1981

LOCAL COASTAL PROGRAM
PRODUCT AND MILESTONE DESCRIPTION

Subcategory	Product/ Milestone # from Work Prog. Schedule	Due Date	Description	How Milestone Accomplishment Will Be Measured
3.2.1 Shoreline Access		11/11/77	Memo to C.C. - Results of Study	Task Work Elements Completed?
2.3.11 Public Works		12/9/77	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.7 Habitat Areas		1/6/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.8 Hazard Areas		1/6/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
	<u>*Progress Report #1</u>	1/6/78	Report of completions or schedule delays, citizen participation, etc.	Is work progressing as scheduled or schedule revised?
3.2.5 Diking, Dredging, Filling		1/27/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.6 Recreational Boating		1/27/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.2 Recreation and Visitor Serving		3/31/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.3 Housing		3/31/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.10 Visual Resources		3/31/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
	<u>*Progress Report #2</u>	3/31/78	Report of completions or schedule delays, citizen participation, etc.	Is work progressing as scheduled or schedule revised?
3.2.4 Water & Marine Resources		4/28/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.9 New Development		4/28/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
3.2.12 Ind. & Energy Fac.		6/30/78	Memo to C.C. - Results of Study	Task Work Elements Completed?
	<u>*Progress Report #3</u>	6/30/78	Report of completions or schedule delays, citizen participation, etc.	Is work progressing as scheduled or schedule revised?
	<u>*Progress Report #4</u>	9/29/78	Report of completions or schedule delays, citizen participation, etc.	Is work progressing as scheduled or schedule revised?

LOCAL COASTAL PROGRAM
PRODUCT AND MILESTONE DESCRIPTION

Subcategory	Product/ Milestone # from Work Prog. Schedule	Due Date	Description	How Milestone Accomplishment Will Be Measured
3.3	Coastal Element Preparation	12/29/78	Coastal Element Draft	Does Draft include all policy group areas?
3.4	Phase III - Work Program Preparation	12/29/78	Work Program & Grant Application	Work Program and Grant Application Submitted?
	<u>*Progress Report #5</u>	12/29/78	Report of completion or schedule delays, citizen participation, etc.	Is work progressing as scheduled or sched- ule revised?
3.3	Coastal Element Preparation	2/16/79	Approved Coastal Element	Coastal Element completely processed and approved?
	<u>Completion Report</u>	3/30/79	Summary, Evaluation, Expenditures, Citizen Participation, List of Documents from LCP Phase II.	Are all tasks completed and summarized?
* Payment requests keyed to these end-of-quarter reports.				

STATEMENT OF ASSURANCES

The Applicant hereby assures and certifies that he will comply with the regulations, policies, guidelines, and requirements including OMB Circulars Nos. 74-4, A-95, and 74-7, as they relate to the application, acceptance and use of federal funds for this federally assisted project. Also, the Applicant assures and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this agreement.
3. It will comply with Title VI of the Civil Rights Act of 1964 (42 USC 2000d) prohibiting employment discrimination where, (1) the primary purpose of a grant is to provide employment or, (2) discriminatory employment practices will result in unequal treatment of persons who are or should be benefiting from the grant-aided activity.
4. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of federal and federally assisted programs.
5. It will comply with the provision of the Hatch Act which limits the political activity of employees.
6. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act, as they apply to hospital and educational institution employees of State and local governments.
7. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
8. It will give the grantor agency or the Comptroller General, through any authorized representative, the access to and the right to examine all records, books, papers, or documents related to the grant.
9. It will comply with all requirements imposed by the federal grantor agency concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Office of Management and Budget Circular No. 74-7.

Signature of Applicant

LOCAL COASTAL PROGRAM

BUDGET ALLOCATION

Grant Applicant: City of Huntington Beach

Address: P.O. Box 190
Huntington Beach, California

Project Title: Local Coastal Program, Phase II

Grant Amount Requested: \$ 89,969.81

	Current Grant Request FY <u>77-78</u>	Total LCP Budget (Phase II)
Personal Services:		
Salaries and wages	\$ <u>28,766.12</u>	
Benefits	\$ <u>12,328.34</u>	
Total Personal Services	\$ <u>41,094.46</u>	<u>86,189.81</u>
Operating Expenses:	\$ _____	
Travel	\$ _____	
Professional and Consultant Services	\$ _____	
Other (Office, Telephone, Printing)	\$ <u>1,890.00</u>	
Indirect Charges (see over)	\$ _____	
Total Operating Expenses	\$ <u>1,890.00</u>	<u>3,780.00</u>
Total Budget	\$ <u>42,984.46 *</u>	<u>89,969.81 **</u>

*Must agree with Grant Amount Requested

**Includes grant request and sum of grants
received or proposed for Total Work Program,
excluding Initial Phase and Phase III

7/77

Indirect costs are described in Section F of Federal Management Circular 74-7 and the Grants Management Manual prepared by the Coastal Commission. Grantees must calculate indirect costs according to an Indirect Cost Allocation Plan which has been submitted to a cognizant federal agency or the State Controller. Grantees wishing to establish such plans should request explanatory materials from OPR.

If indirect costs are shown on the Local Coastal Program budget, the following must be completed by the grantee's designated fiscal officer.

CERTIFICATION

I, _____, hereby certify that the
Name of Fiscal Officer
indirect costs identified above are consistent with the Indirect Cost
Allocation Plan, for _____,
Name of Jurisdiction
which has been submitted to the cognizant federal lead agency or the State
Controller. Information documenting submission of Indirect Cost Allocation
Plans and methods of calculation for departmental Indirect Cost Rate
Proposals will be made available upon the request of OPR or its designees.

Signature of Fiscal Officer

FEDERAL GRANT APPLICATION/AWARD NOTIFICATION
STATE OF CALIFORNIA STATE CLEARINGHOUSE (916) 445-0613

1 APPLICATION DATE

yr mo day
19 77 10 17

ITEMS 1-31 TO BE COMPLETED BY APPLICANT

3. APPLICANT - Organizational Unit

CITY OF HUNTINGTON BEACH

4. ADDRESS - Street or P. O. Box

P.O. Box 190

2 FEDERAL EMPLOYER ID NO

95-6000-732W

5. CITY

Huntington Beach

6. COUNTY

Orange

7. STATE 8. ZIP CODE

CA

92648

9. PROG TITLE/NO. (Catalog of Fed Domestic Assistance)

Coastal Zone Mgmt. Program 11.418

10. TYPE OF ACTION

a ☒ New c ☐ Modification
b ☐ Continuation

TYPE OF CHANGE (Complete if 10b or 10c was checked)

11. a ☐ Increased Dollars
b ☐ Decreased Dollars12. a ☐ Increased Duration
b ☐ Decreased Duration13. a ☐ Other Scope Change
b ☐ Cancellation

14. EXISTING FED GRANT

15. REQUESTED FUND START

19 77 10

16. FUNDS DURATION

18 (Months)

17. EST. PROJECT START

19 77 10

18. EST. PROJECT DURATION

18 (Months)

19. APPLICANT TYPE

A. State

B. Interstate

C. Sub State Dist

D. County

E. City

F. School District

G. Community Action Agency

H. Sponsored Organization

I. Indian

J. Other (Specify in Remarks)

Enter Letter

E

FUNDS REQUESTED (For Changes Show Only Amt. of Inc.(+) or Dec.)

20. FEDERAL

() \$

21. STATE

() \$

22. LOCAL

() \$

23. OTHER

() \$

24. TOTAL (20, 21, 22, 23) () \$ 89,969.81

25. BRIEF TITLE OF

APPLICANT'S PROJECT

LOCAL COASTAL PROGRAM

26. DESCRIPTION OF APPLICANT'S PROJECT (Purpose)

AS DESCRIBED IN WORK PROGRAM, RESEARCH, ANALYSIS, AND PREPARATION OF COASTAL ELEMENT TO CITY'S GENERAL PLAN/LAND USE PLAN THAT CONFORMS TO REQUIREMENTS OF CALIFORNIA COASTAL ACT OF 1976.

27. AREA OF PROJECT IMPACT (Indicate City, County, State, etc.)

City (Coastal Zone)

STATE-
WIDE
☒ Yes ☐ NoCOUNTY-
WIDE
☒ Yes ☐ NoMULTI-
COUNTY
☒ Yes ☐ No

28. CONGRESSIONAL DISTRICT

Of Applicant Districts Impacted By Project

34/38/40 [34, 38, 40+]

29. Environmental Assessment Required

By State/Federal Agency?

☐ Yes
☒ No

30. CLEARINGHOUSE(S) TO WHICH SUBMITTED

Initial Study - SCH #77052 390

a ☒ State b ☒ Area Wide c ☐ None

31. a NAME/TITLE OF CONTACT PERSON

E. Selich, Planning Dept. Director

b ADDRESS - Street or P. O. Box

P.O. Box 190, Huntington Beach CA 92648

c TELEPHONE NO.

(714) 536-5271

31. d IS ENVIRONMENTAL DOCUMENT REVIEW REQUIRED YES ☐ NO ☒If Yes ☐ Environmental Impact Statement (Report) Attached (20 copies)☐ Draft EIR ☐ Final EIR☐ Negative Declaration Attached (20 copies)☐ None attached - Document Will Be Forwarded On

Approximately

Mon Day Year

If No ☐ Federal Program Does Not Require An Environmental Document☐ Project Exempt Under State Categorical Exemption, Class☒ Exempt per 21102 CEQA & S. 15072 CEQA Guidelines

e Will the project require relocation?

YES ☐ NO ☒

f Does your agency have a civil rights affirmative action policy and plan?

YES ☒ NO ☐

g Is project covered by

A-95, Pt IV?

YES ☐ NO ☒

If yes, is MOA executed?

YES ☐ NO ☐

h If project is physical in nature or requires an environmental document, list the U. S. Geologic Survey Quadrangle map in which project is located.

Seal Beach Quadrangle and

Newport Beach Quadrangle

ITEMS 32-38 TO BE COMPLETED BY CLEARINGHOUSE

32. CLEARINGHOUSE ID

MULTIPLE

☐ CLEARINGHOUSE

33. a ACTION BASED ON REVIEW OF

a ☐ Notification
b ☐ Application

33. b ACTION TAKEN

a ☐ With Commentc ☐ Waivedb ☐ Without Commentd ☐ Unfavorable

34. STATE APPLICATION IDENTIFIER (SAI)

C A

State

Number

35. CLEARINGHOUSE IMPACT CODE

STATE WIDE

☐ Yes ☐ No

County/

Ping Area

City

Ping Area

County/

Ping Area

City

Ping Area

County/

Ping Area

City

Ping Area

County/

Ping Area

City

Ping Area

County/

Ping Area

City

Ping Area

County/

Ping Area

City

Ping Area

36. STATE PLAN REQUIRED

☐ Yes ☐ No

37. RECEIVING DATE AT CLEARINGHOUSE

yr mo day
19 77 10 17

38. FINAL CH ACTION DATE

yr mo day
19 77 10 17

38. a SIGNATURE OF CH OFFICIAL

ITEMS 39-42 TO BE COMPLETED BY APPLICANT BEFORE SENDING FORM TO FEDERAL AGENCY

39. CERTIFICATION -

The applicant certifies that to the best of his knowledge and belief the above data are true and correct and filing of this form has been duly authorized by the governing body of the applicant.

Check box if clearinghouse response is attached. ☐

40. a NAME (Print or Type)

Floyd G. Belsito

b TITLE

City Administrator

c SIGNATURE of Authorized Representative

d TELEPHONE NUMBER

(714) 536-5201

41. DATE MAILED TO FEDERAL / STATE AGENCY

yr mo day
19 77 10 18

42. NAME OF FEDERAL / STATE AGENCY

TO WHICH THIS APPLICATION SUBMITTED
Calif. Coastal Commission & Office of Planning and Research

ITEMS 43-54 TO BE COMPLETED BY FEDERAL OFFICE EVALUATING AND RECOMMENDING ACTION ON THE APPLICATION

43. GRANT APPLICATION ID

(Assigned by Federal Agency)

52. Application Rec'd.

yr mo day

53. a Exp. Action Date

yr mo day

53. b Ret. to Applicant

yr mo day

44. GRANTOR AGENCY

19

19

Always Complete
53a OR b

19

79 00043

U.C. BERKELEY LIBRARIES



C123310237

CITY OF HUNTINGTON BEACH
CITY COUNCIL

Ronald R. Pattinson, Mayor
Ron Shenkman, Mayor Pro Tem
Ted W. Bartlett
Alvin M. Coen
Norma Brandel Gibbs
Richard W. Siebert
Harriett M. Wieder

Floyd G. Belsito, City Administrator

PLANNING COMMISSION

Roger D. Slates, Chairman
Prim Shea, Vice-Chairman
Ruth Finley
Charles T. Gibson
Frank V. Hoffman
Susan D. Newman
John Stern

Edward D. Selich, Secretary

PLANNING DEPARTMENT
PARTICIPATING STAFF

Edward D. Selich	Planning Director
Monica Florian	Assistant Planning Director
Bryan Austin	Associate Planner
Mary Lynn Norby	Planning Aide
George Ermin	Planning Draftsman
Bob Sigmon	Planning Draftsman
June Allen	Administrative Sec- retary
Gisela Campagne	Secretary
Doris Ferguson	Secretary
Susan Pierce	Secretary-Typist

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

SEP 23 2024

UNIVERSITY OF CALIFORNIA

